Julie Leonard, Chair, Place 1
LaKesha Small, Vice Chair, Place 7
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Vacant, Place 4
Jennifer Wissmann, Place 5
Cecil Meyer, Place 6

Planning & Zoning Commission
Regular Meeting

Wednesday, November 09, 2022 at 6:30 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PRESENTATIONS

A. Overview of the Manor 2050 Comprehensive Plan
Presented by Chance Sparks, Freese and Nichols

PUBLIC COMMENTS

Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. ***No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

PUBLIC HEARING

1. **Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Drenner Group
Owner: Ashton Grey Engineering

2. **Conduct a public hearing on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Drenner Group
Owner: Ashton Grey Engineering

3. **Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: SEC Planning, LLC
Owner: Blackburn Group

4. **Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.**
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC

5. **Conduct a public hearing on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Jamison Civil Engineering, LLC
Owner: Monarch Ranch at Manor, LLC

6. **Conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).**
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar

7. **Conduct a public hearing on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).**
Applicant: Baeza Engieering, PLLC
Owner: John and Sandy Kerr

8. **Conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.**
Applicant: JAB Engineering, LLC
Owner: Platinum 973, LLC

9. **Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.**
Applicant: I.T. Gonzalez Engineers
Owner: Victor Martinez

CONSENT AGENDA

All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.

10. **Consideration, discussion, and possible action to approve the minutes of October 12, 2022, P&Z Commission Regular Meeting.**

REGULAR AGENDA

11. **Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Drenner Group
Owner: Ashton Grey Engineering

12. **Consideration, discussion, and possible action on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Drenner Group
Owner: Ashton Grey Engineering

13. **Public hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: SEC Planning, LLC
Owner: Blackburn Group

14. **Consideration, discussion and possible action on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.**
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC

15. **Consideration, discussion and possible action on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**
Applicant: Jamison Civil Engineering, LLC
Owner: Monarch Ranch at Manor, LLC

16. **Consideration, discussion and possible action on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).**
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar

17. **Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).**
Applicant: Baeza Engieering, PLLC
Owner: John and Sandy Kerr

18. **Consideration, discussion and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.**
Applicant: JAB Engineering, LLC
Owner: Platinum 973, LLC

19. **Consideration, discussion and possible action on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.**
Applicant: I.T. Gonzalez Engineers
Owner: Victor Martinez

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, "No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest."

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, November 4, 2022, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 72 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@cityofmanor.org .

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering

BACKGROUND/SUMMARY:

This PUD consists of 272 residential lots, 1 commercial lot, 1 utility lot, 12.5 acres Nature Preserve and 3.5 acres of Parkland. The residential are 190 lots at 50' and 82 lots at 60' wide.

Enhancement over traditional zoning in the PUD include:

- Parkland amenities and trails including a portion of the Wilbarger Creek Regional Trail
  - Parkland fee-in-lieu of $550 per residential lot is also be paid ($149,600)
- Landscape buffers along Gregg Lane and unloaded collector
- Masonry subdivision walls along Gregg Lane and unloaded collector
- Land donation to the City of 2 acres for a water Ground Storage Tank and pressurization facility

PUD variances include:

- 50' wide residential lots
  - 5' side setback, 10 rear setback
  - 60% lot coverage residential, 85% lot coverage commercial

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*YES*
ATTACHMENTS:	*YES*

- Letter of Intent
- PUD
- Aerial Image
- FLUM
- Thoroughfare Plan
- GST Facility Preliminary Plan
- Engineer Comments and Conformance Letter
- Notice Letter and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

DRENNER GROUP

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

June 3, 2021

Mr. Thomas M. Bolt
City Manager
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

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

Dear Mr. Bolt:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Unit Development Application package. The project is titled Gregg Lane PUD and consists of a 90.345-acre tract of land. The Property is located north of Gregg Lane to the west of FM 973.

The proposed development is anticipated to be a mix of commercial use, residential use, and publicly accessible open space. The development is planned to include two acres for commercial retail development, as well as 264 single-family homes on varying lot sizes to provide diverse housing options. Additionally, the PUD will include a public trail and open space connection from north to south, intended to contribute to the City's long-term plans for Wilbarger Creek.

A future roadway is anticipated to bisect the Property based on the Manor Roadway Map. Annexation, zoning, platting, site plan, and building permits are anticipated to be needed in order to develop the 90.345 acres. The site is currently included in a development agreement which stipulates that upon submission of any permit the property owner must voluntarily annex into the City limits. We are requesting concurrent review of these permits, beginning with this PUD application alongside the annexation application.

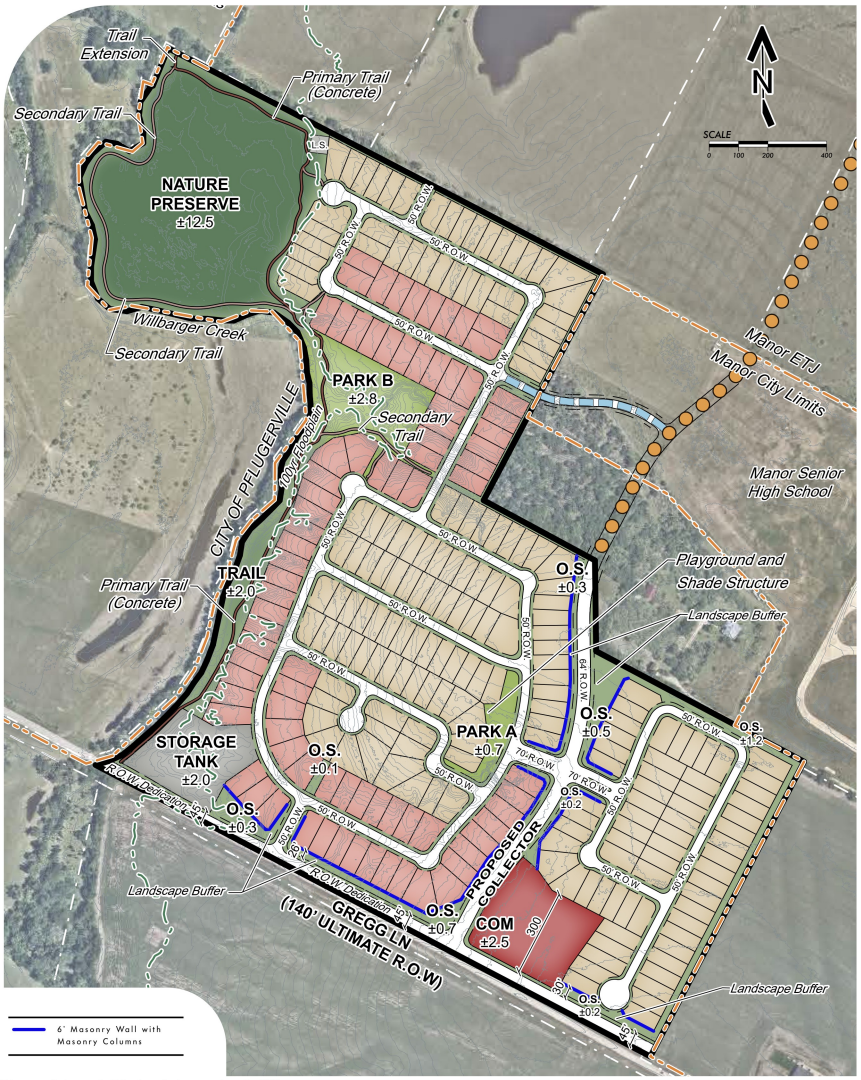
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

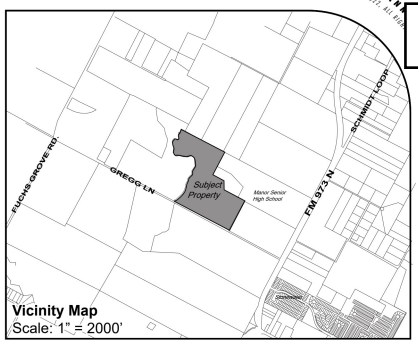


Leah M. Bojo

cc: Scott Dunlop, Development Services Director, City of Manor *(via electronic delivery)*



*Masonry Columns shall be installed approximately 200' apart.



1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.

2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERICIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300 DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

PUD DATA TABLES:

1) APPROVED LAND USES -

	LAND USES	LOTS	ACRES*	TOTAL %
SF	SF RESIDENTIAL - TYP. 50'x120'	190 LOTS	36.3 Ac.	40%
SF	SF RESIDENTIAL - TYP. 60'x125'	82 LOTS	23.3 Ac.	26%
COM	COMMERCIAL		2.5 Ac.	3%
ST	UTILITY		2.0 Ac.	2%
DET	DETENTION/NATURE PRESERVE		12.5 Ac.	14%
OU	PARK/OPEN SPACE		7.1 Ac.	8%
TR	TRAILS		2.0 Ac.	2%
	COLLECTOR		4.6 Ac.	5%
	TOTALS	272 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot SF	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/ac
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(AS DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER

6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU ($550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

NATURE PRESERVE
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trail (Site Connectivity)
3. Benches (300' Approximate Spacing)

PARK A
1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 6' Concrete Sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches

Trail
1. 8' Concrete Primary Trail (Site Connectivity)
2. Benches (300' Approximate Spacing)

Park B
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trail (Site Connectivity)
3. (1) Gazebo
4. Benches (300' Approximate Spacing)
5. Trash Receptacles (300' Approximate Spacing)

8) TRAFFIC

The Traffic Volume will be 4,000 Trips generated to and from this site

9) UTILITIES

SF - 50'	36.3 Ac	190 Lots	190 LUES
SF - 60'	23.3 Ac	82 Lots	82 LUES
Commercial	2.5 Ac	1 Lot	50 LUES
	62.1 Ac		322 LUES

Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design

Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE.

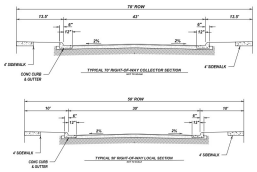
B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF), AND OFF-SITE ACCESSORY PARKING.

C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC.

D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.

E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS



12.) LIST OF ALL REQUESTED VARIANCES

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

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__
BY: _____
JULIE LEONARD, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

a planned unit development
final site plan for

NEWHAVEN PUD

±90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

LAND PLANNER:
META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

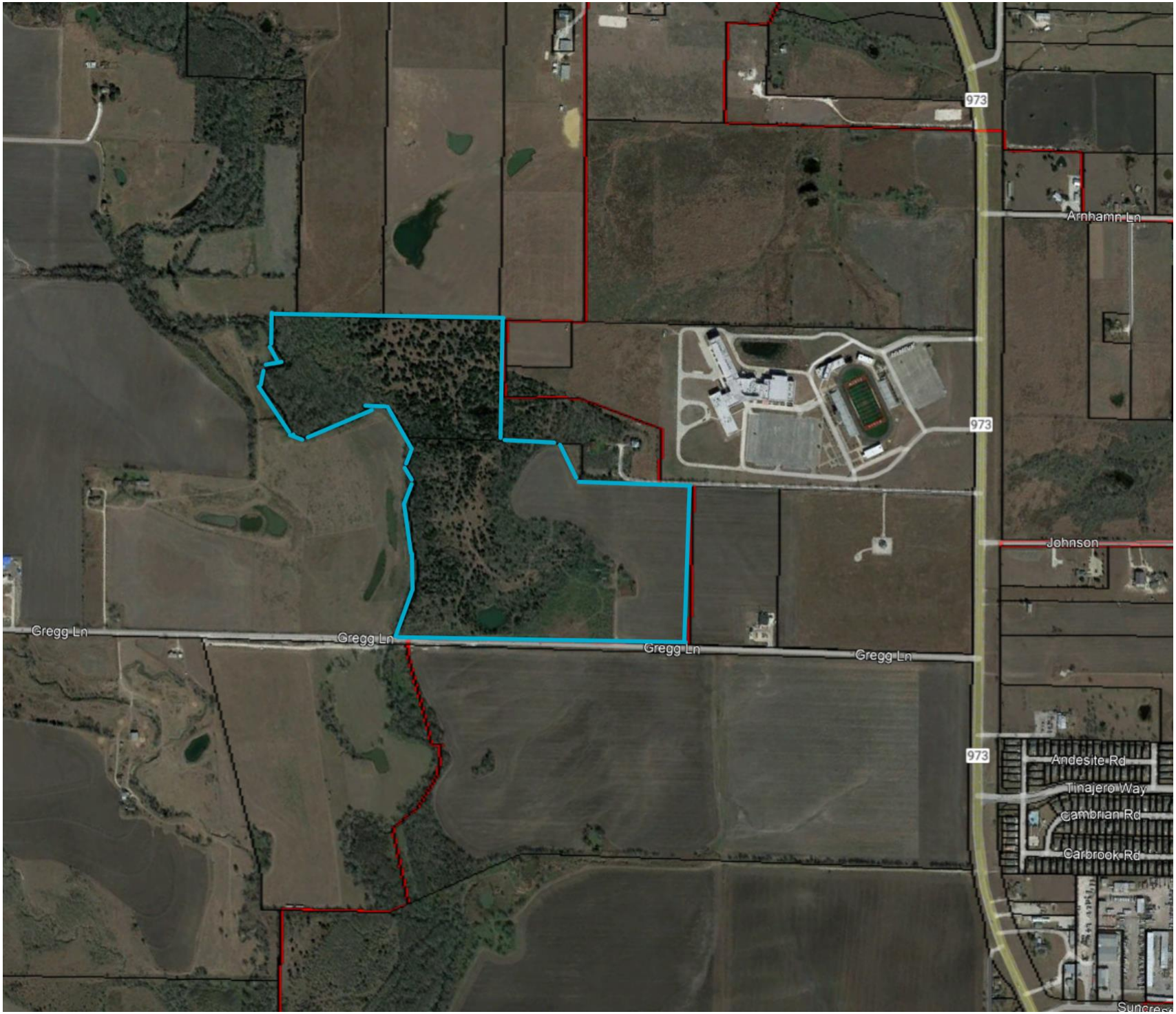
ENGINEER:
JONES|CARTER
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

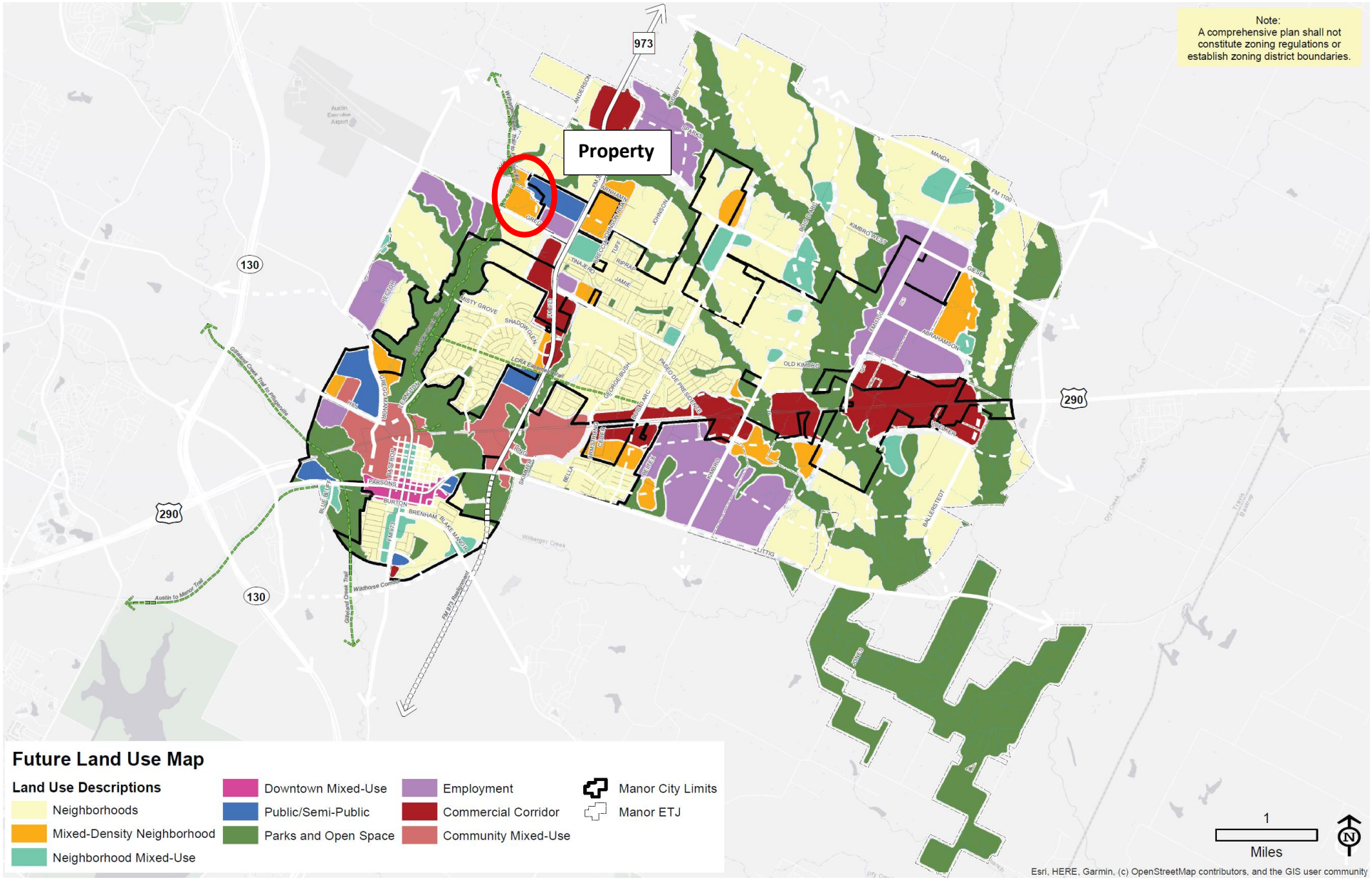
APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400

MTA-78007
OCTOBER 12, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.


973
Arnhamn Ln
973
Johnson
Gregg Ln
Gregg Ln
Gregg Ln
Gregg Ln
973
Andesite Rd
Tinajero Way
Cambrian Rd
Carbrook Rd


Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Property
973
130
290
Future Land Use Map
Land Use Descriptions
Neighborhoods
Mixed-Density Neighborhood
Neighborhood Mixed-Use
Downtown Mixed-Use
Public/Semi-Public
Parks and Open Space
Employment
Commercial Corridor
Community Mixed-Use
Manor City Limits
Manor ETJ
1
Miles
N
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

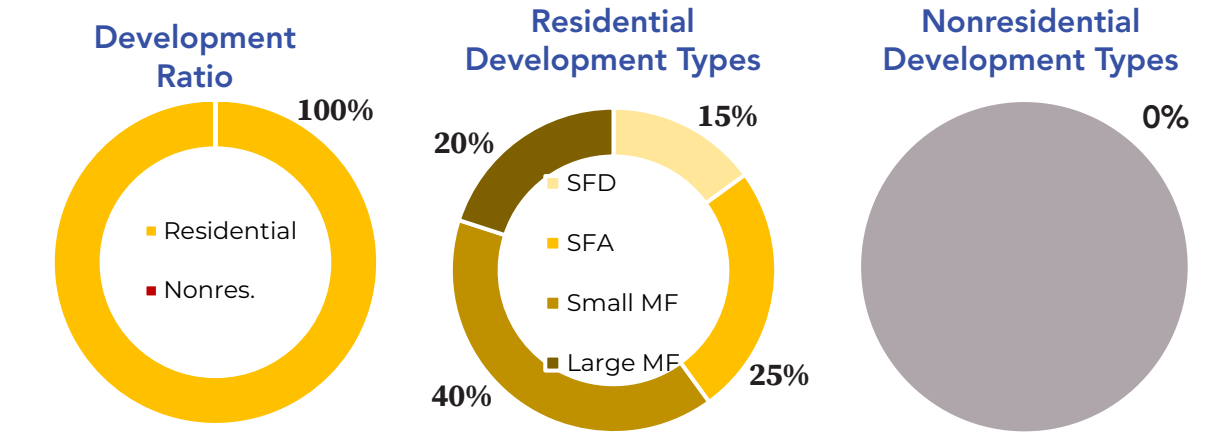
MIXED DENSITY NEIGHBORHOODS

Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes.

This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

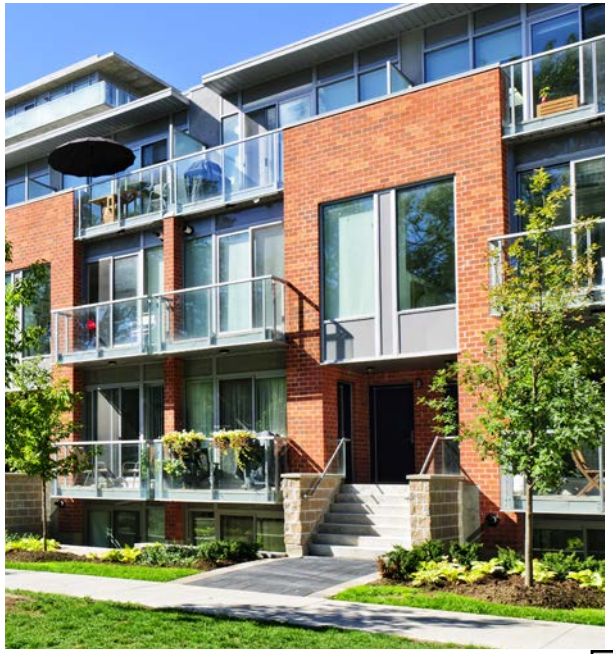
Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



Density	Intensity	Scale
12 to 25 units per acre	Medium	Low/Mid-Rise

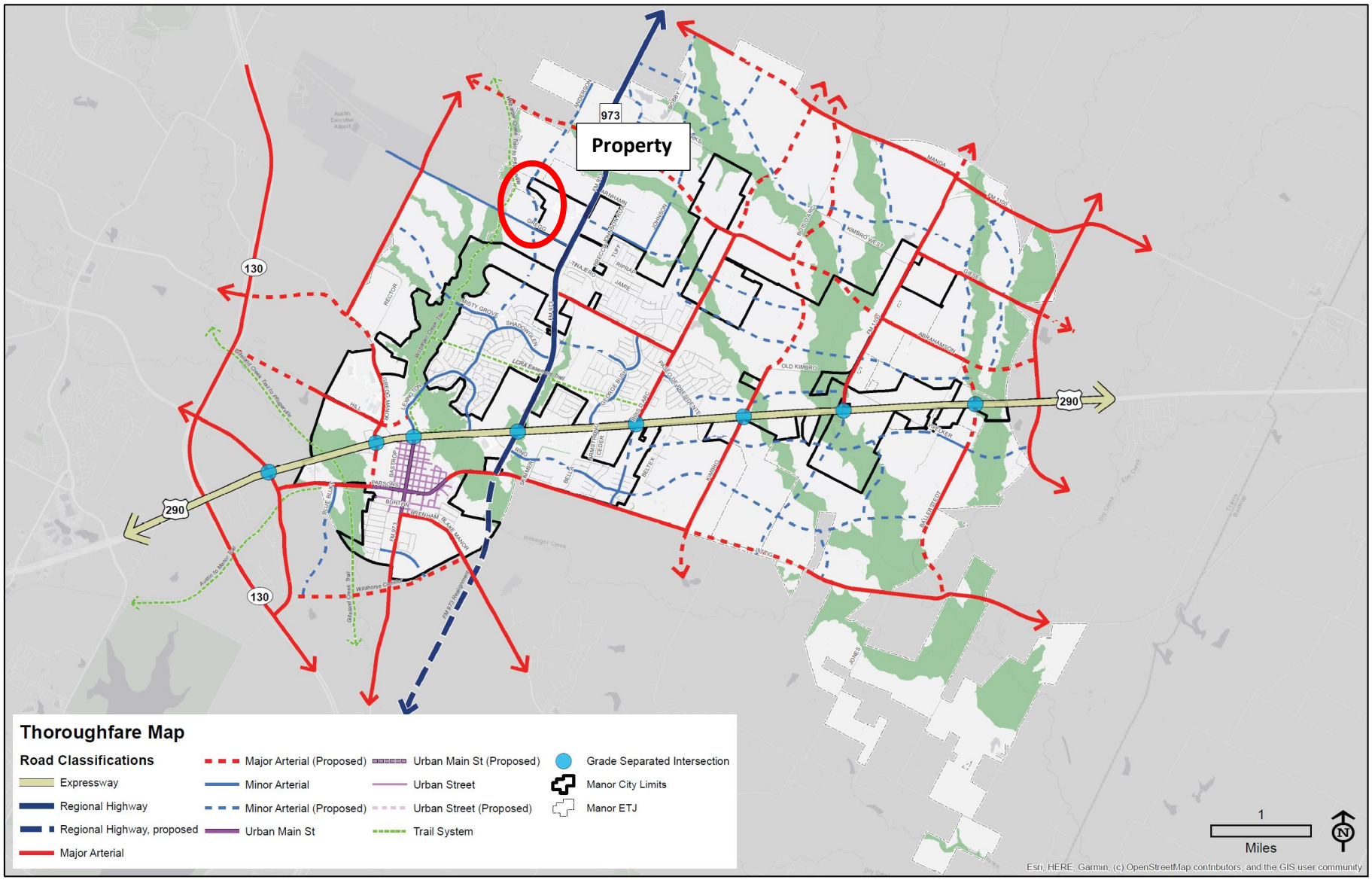


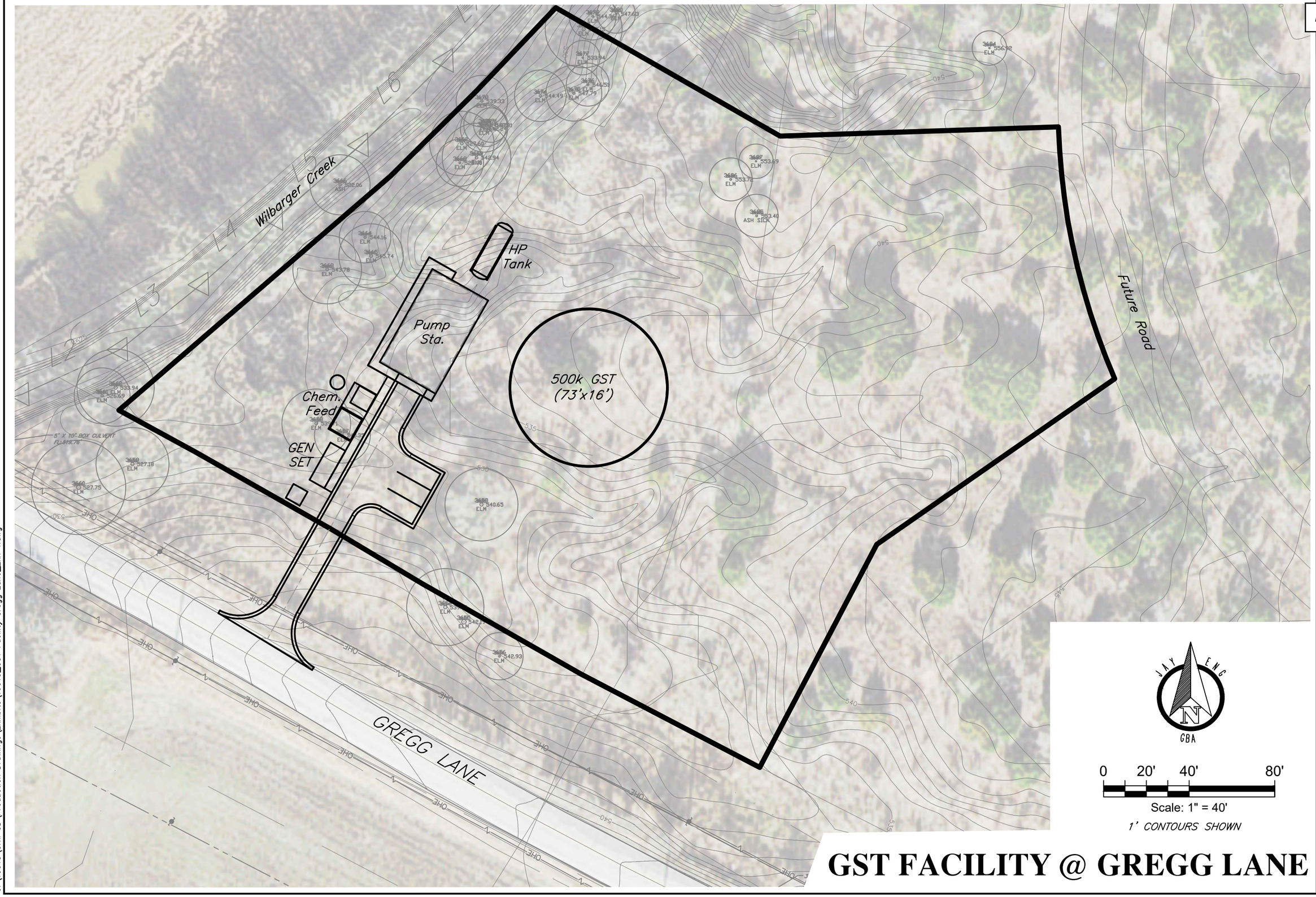




DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or "build-to-rent" products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)	●●●●●	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●○○	Appropriate when adjacent to retail and employment opportunities, with superior access to open space and roadways. Should be integrated with small multifamily and other missing middle housing options.
Mixed-Use Urban, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	
Shopping Center, Community Scale	●○○○○	
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

THOROUGHFARE MAP





GST FACILITY @ GREGG LANE

G:\15318\Civil 3D\Production Drawings\Exhibits\15318_GST Facility Gregg Lane_Exh 1.dwg

1500 County Road 269
Leander, TX 78641

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

Date: Friday, July 2, 2021

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

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

Dear Aneil Naik,

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

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

1. The PUD should have a name.

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

3. The required City signature blocks were not provided.

4. No secondary access for the site was provided.

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

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

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

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

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

10. Will any parkland be dedicated to the City?

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you,

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

DRENNER GROUP

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

March 7, 2022

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

Via Electronic Delivery

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

Dear Mr. Dunlop:

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

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This label is now provided along with the PUD title.

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

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

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

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

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

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

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

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

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

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

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

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

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

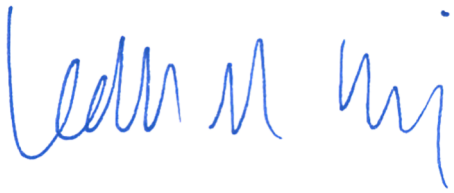
This information has been provided in the land plan and under PUD Data Tables, item #6.

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

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

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

Sincerely



Leah M. Bojo

1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 9, 2022

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

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

Dear Aneil Naik,

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

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

~~1. The PUD should have a name.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you,



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

DRENNER GROUP

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

July 29, 2022

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

Via Electronic Delivery

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

Dear Mr. Dunlop:

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

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

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

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

A variances table has been added into the PUD plan document.

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

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

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

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

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

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

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

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

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

NATURE PRESERVE

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

PARK A

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

TRAIL

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

PARK B

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

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

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

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

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

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

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

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

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

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

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

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

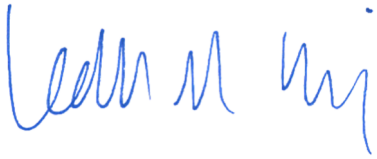
24. The proposed collector roadway needs to be realigned to the west.

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

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

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

Sincerely,



Leah M. Bojo

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Approximately 92.95 Acres

0 Gregg Lane

Manor, Travis County, Texas

DATE: JANUARY 19, 2021

PROJECT: 20-1178

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

PREPARED FOR:

SVAG Investments, LLC

101 Parklane Boulevard, Suite 102

Sugar Land, Texas 77478

ESE Partners, LLC

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Austin, Texas 78746

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Document Production / Revision Status						
Rev	**Description**	**Date**	**Contributors**	**Author**	**Technical Review**	**Internal Standards Review**
0	Internal Draft	1/19/2021	Robert W. Thornton	☒	☒	☐
			Kathryn O'Gorman, P.G.	☐	☒	☒
			Thomas Kirby	☐	☐	☒

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ABBREVIATIONS

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

EXECUTIVE SUMMARY

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

Findings

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

Opinion

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

Conclusions

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

1 INTRODUCTION

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

1.1 Purpose

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

1.2 Detailed Scope-of-Services

ESE conducted the following scope of work for the ESA:

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

1.3 Significant Assumptions

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

1.4 Data Gaps

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

1.5 Limitations and Exceptions of Assessment

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

1.6 Special Terms and Conditions

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

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

1.7 User Reliance

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

2 SITE DESCRIPTION

2.1 Site Location and Legal Description

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

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

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

2.2 Site and Vicinity Characteristics

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

2.3 Current Use of the Property

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

2.4 Site Improvements

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

2.5 Current Uses of Adjoining Property

Adjoining property uses are detailed in the following table.

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

3 USER PROVIDED INFORMATION

3.1 Valuation Reduction for Environmental Issues

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

3.2 Owner, Property Manager, and/or Occupant Information

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

3.3 Previous Environmental Report

No previous environmental reports were provided to ESE for review.

3.4 Reason for Performing the Phase I ESA

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

4 RECORDS REVIEW

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

4.1 ASTM Standard Federal and State Regulatory Database Facilities

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

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

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

4.2 Additional Environmental Records

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

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

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

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

4.2.1 Orphan Sites

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

4.3 Vapor Encroachment Screen

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

4.4 History of Property Use

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

4.4.1 Review of Historical Aerial Photographs

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

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

4.4.2 Review of Historical Topographic Maps

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

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

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

4.4.3 Review of Oil, Gas and Pipeline Data

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

4.4.4 Environmental Liens

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

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

4.4.5 Review of Sanborn Maps

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

4.4.6 Review of City Directories

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

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

2017	Residential Listing (14812 FM 973 North)

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

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

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

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

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

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

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

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

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

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

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

5.2 General Site Setting

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

5.3 Site Reconnaissance

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

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

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

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

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

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

5.4 Topography and Surface Water Characteristics

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

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

5.5 Stormwater Runoff and Drainage Paths

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

5.6 Flood Potential

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

5.7 Nearest Surface Water

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

5.8 Wetlands

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

5.9 Regional Geologic Characterization

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

5.10 Regional Hydrogeology

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

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

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

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

5.11 Site Inspection Summary

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

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

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

6 INTERVIEWS

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

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

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

7 FINDINGS AND CONCLUSIONS

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

7.1 Findings

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

7.2 Opinion

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

7.3 Conclusions

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

8 DEVIATIONS

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

9 REFERENCES

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

DOCUMENTS

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

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

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

COMMERCIAL SERVICES

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

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

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

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

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

10 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPROXIMATELY 92.95 ACRES

0 GREGG LANE AND 14812 NORTH FM ROAD 973

MANOR, TRAVIS COUNTY, TEXAS

JANUARY 19, 2021

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



Mr. Robert W. Thornton

Staff Environmental Scientist II



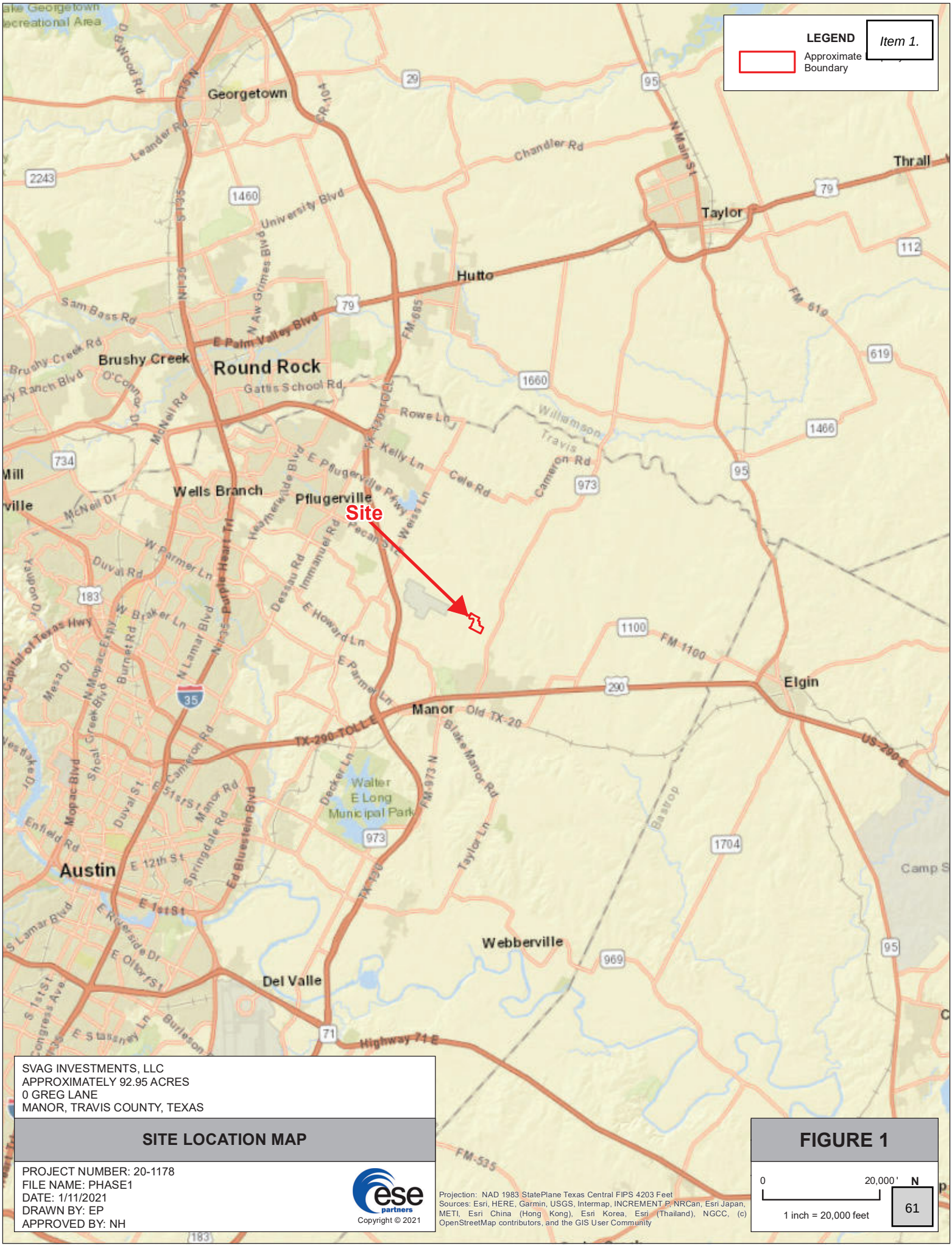
Ms. Kathryn O'Gorman, P.G.

Senior Geologist

11 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

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

FIGURES



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

SITE LOCATION MAP

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

Copyright © 2021

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

FIGURE 1

0 20,000' N

1 inch = 20,000 feet



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

SITE MAP

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

Copyright © 2021

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

FIGURE 2

0 500' N
1 inch = 500 feet

TABLES

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

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

Abbreviations

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

APPENDICES

APPENDIX A

APPRAISAL DISTRICT INFORMATION

Travis CAD

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

Tax Year: 2021 - Values not available

Property

Account

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

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

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

Owner

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

Values

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

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

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

(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: LUTZ JAMES T & ALEXANDRA CARRILLO

% Ownership: 100.0000000000%

Total Value: N/A

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

Improvement / Building

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

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

Land

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

Roll Value History

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

Deed History - (Last 3 Deed Transactions)

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

Questions Please Call (512) 834-9317

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

Website version: 1.2.2.30 Database last updated on: 1/7/2021 2:13 AM © N. Harris Computer Corporation

Item 1.

Property Identification #: 259074

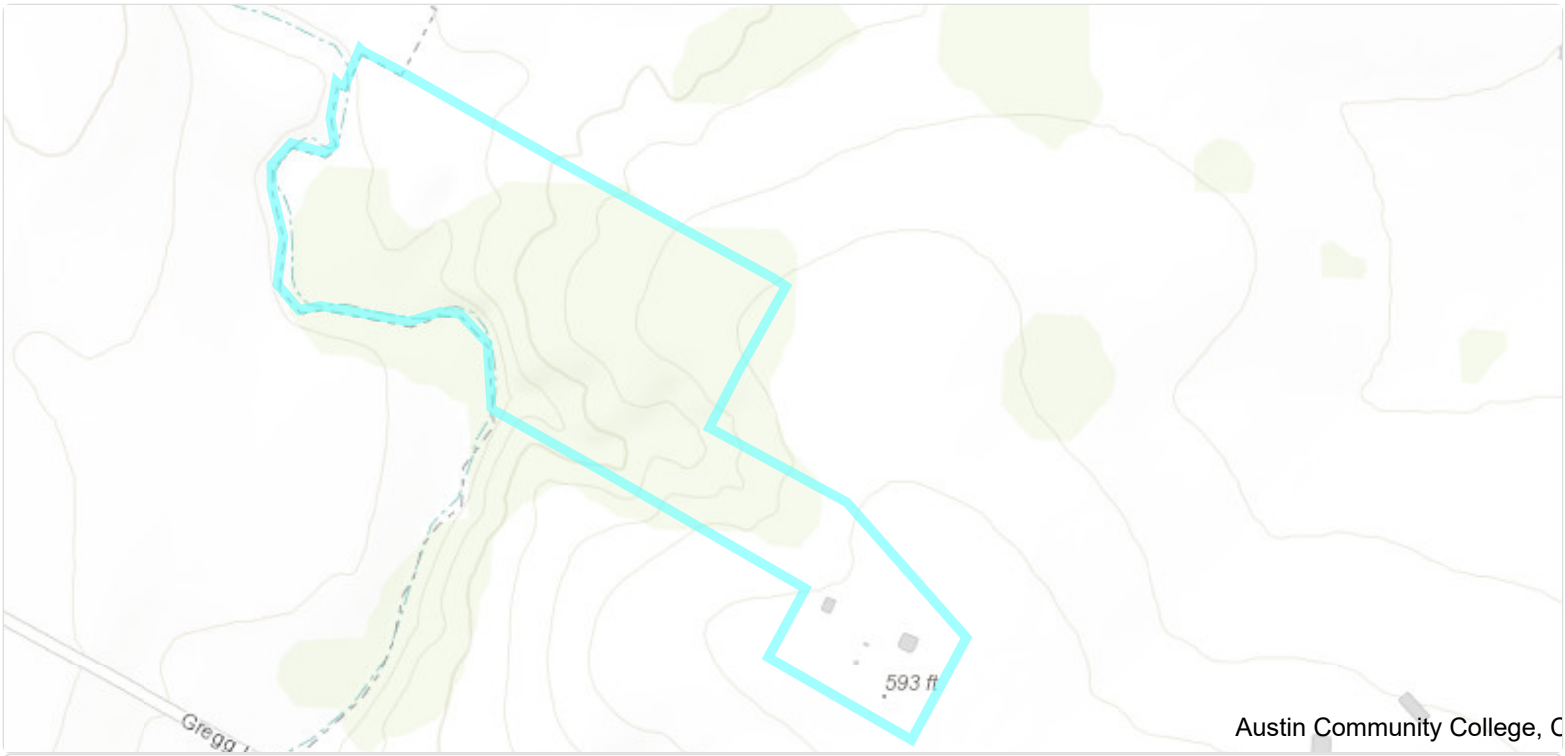
Geo ID:	0251600212
Situs Address:	
Property Type:	Real
State Code:	E1

Property Information: 2021

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

Owner Identification #: 233410

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



Travis CAD Map Search

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

Travis CAD

Property Search Results > 259066 CARRILLO ALEXANDRA & for Year 2021

Tax Year: 2021 - Values not available

Property

Account

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

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

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

Owner

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

Values

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

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

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

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CARRILLO ALEXANDRA &

% Ownership: 100.0000000000%

Total Value: N/A

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

Improvement / Building

Improvement #1: Detail Only **State Code:** E1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
031	GARAGE DET 1ST F	WW - 3-		1910	760.0
302	BARN FV	F-V - *		1910	1.0

Land

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

Roll Value History

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

Deed History - (Last 3 Deed Transactions)

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

Questions Please Call (512) 834-9317

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

Website version: 1.2.2.30 Database last updated on: 1/7/2021 2:13 AM © N. Harris Computer Corporation

Item 1.

Property Identification #: 259066	Property Information: 2021	Owner Identification #: 1850406
Geo ID: 0251600205	Legal Description: ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)	Name: CARRILLO ALEXANDRA &
Situs Address:	Abstract: A0063	Exemptions:
Property Type: Real	Neighborhood: Land Region 312	DBA: Null
State Code: E1	Appraised Value: N/A	
	Jurisdictions: 2J, 34, 0A, 68, 72, 03	



Travis CAD Map Search

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APPENDIX B

RADIUS MAP REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.2s
January 07, 2021

The EDR Radius Map™ Report

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

TABLE OF CONTENTS

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

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

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

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5935019 PFLUGERVILLE EAST, TX
Version Date:	2013
South Map:	5935357 MANOR, TX
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20141021
Source:	USDA

MAPPED SITES SUMMARY

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

Click on Map ID to see full detail.

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

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

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

Federal CERCLIS NFRAP site list

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

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

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

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

EXECUTIVE SUMMARY

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

Federal ERNS list

ERNS Emergency Response Notification System

State- and tribal - equivalent NPL

SHWS State Superfund Registry

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

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

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

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

State and tribal institutional control / engineering control registries

AUL Sites with Controls

State and tribal voluntary cleanup sites

VCP Voluntary Cleanup Program Database
INDIAN VCP Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS Brownfields Site Assessments

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

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

EXECUTIVE SUMMARY

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

Local Lists of Hazardous waste / Contaminated Sites

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

Local Lists of Registered Storage Tanks

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

Local Land Records

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

Records of Emergency Release Reports

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

Other Ascertainable Records

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

EXECUTIVE SUMMARY

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

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

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

SURROUNDING SITES: SEARCH RESULTS

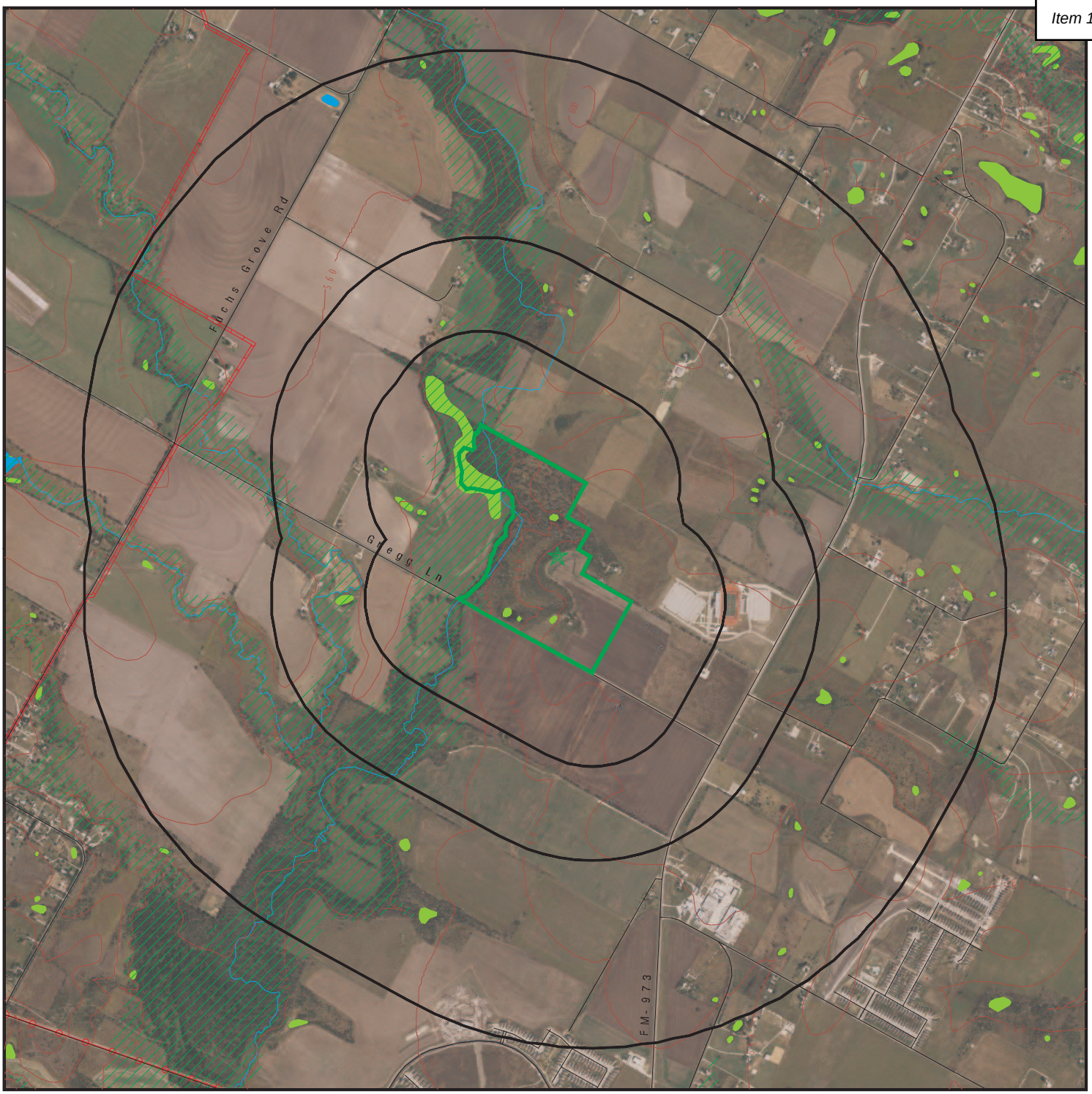
Surrounding sites were not identified.

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

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6323565.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

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

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:34 am

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DETAIL MAP - 6323565.2S



0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

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

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:35 am

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MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

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

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
GCC	0.001		0	NR	NR	NR	NR	0
IOP	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
Ind. Haz Waste	0.250		0	0	NR	NR	NR	0
MSD	0.500		0	0	0	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
RWS	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
IHW CORR ACTION	0.250		0	0	NR	NR	NR	0
PST STAGE 2	0.250		0	0	NR	NR	NR	0
COMP HIST	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number

NO SITES FOUND

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

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

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

NPL Site Boundaries

Sources:

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

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

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

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

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

NPL LIENS: Federal Superfund Liens

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

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

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

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

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

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

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

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

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

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

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

SEMS: Superfund Enterprise Management System

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

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

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

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

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

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

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

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

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

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

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

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

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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

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

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

RCRA-SQG: RCRA - Small Quantity Generators

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

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

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

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

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

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

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

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

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

Date of Government Version: 08/06/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/11/2020
Number of Days to Update: 82

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

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

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

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

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

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

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

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

State- and tribal - equivalent NPL

SHWS: State Superfund Registry

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

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

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

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

SWF/LF: Permitted Solid Waste Facilities

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

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

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

CLI: Closed Landfill Inventory

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

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

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

DEBRIS: DEBRIS

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

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

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

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

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

WASTE MGMT: Commercial Hazardous & Solid Waste Management Facilities
This list contains commercial recycling facilities and facilities permitted or authorized (interim status) by the Texas Natural Resource Conservation Commission.

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

State and tribal leaking storage tank lists

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

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

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

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

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

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

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

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

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

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

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

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

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

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

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

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

LPST: Leaking Petroleum Storage Tank Database
An inventory of reported leaking petroleum storage tank incidents. Not all states maintain these records, and the information stored varies by state.

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

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

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

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

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

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

AST: Petroleum Storage Tank Database
Registered Aboveground Storage Tanks.

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

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

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

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

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

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

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

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

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

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

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

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

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

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

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

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

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Sites with Controls

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

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

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

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

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

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

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

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

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

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

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site Assessments
Brownfield site assessments that are being cleaned under EPA grant monies.

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

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

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

Local Lists of Landfill / Solid Waste Disposal Sites

CAPCOG LI: Capitol Area Landfill Inventory

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

Date of Government Version: 01/06/2017
Date Data Arrived at EDR: 01/10/2017
Date Made Active in Reports: 03/15/2017
Number of Days to Update: 64

Source: Capital Area Council of Governments
Telephone: 512-916-6000
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

NCTCOG LI: North Central Landfill Inventory

North Central Texas Council of Governments landfill database.

Date of Government Version: 09/28/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 83

Source: North Central Texas Council of Governments
Telephone: 817-695-9223
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SWRCY: Recycling Facility Listing

A listing of recycling facilities in the state.

Date of Government Version: 08/13/2020
Date Data Arrived at EDR: 08/19/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 82

Source: TCEQ
Telephone: 512-239-6700
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

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

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory

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

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

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

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

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

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

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

Local Lists of Hazardous waste / Contaminated Sites

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

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

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

CDL: Clandestine Drug Site Locations Listing
A listing of former clandestine drug site locations

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

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

PRIORITY CLEANERS: Dry Cleaner Remediation Program Prioritization List
A listing of dry cleaner related contaminated sites.

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

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

DEL SHWS: Deleted Superfund Registry Sites
Sites have been deleted from the state Superfund registry in accordance with the Act, ?361.189

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

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

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

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

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

CENTRAL REGISTRY: The Central Registry

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

Date of Government Version: 03/25/2020
Date Data Arrived at EDR: 04/07/2020
Date Made Active in Reports: 07/01/2020
Number of Days to Update: 85

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5175
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

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

Date of Government Version: 08/27/2020
Date Data Arrived at EDR: 09/04/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 82

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2341
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

NON REGIST PST: Petroleum Storage Tank Non Registered

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

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2081
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

Local Land Records

HIST LIENS: Environmental Liens Listing

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

Date of Government Version: 03/23/2007
Date Data Arrived at EDR: 03/23/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 40

Source: Texas Commission on Environmental Qualilty
Telephone: 512-239-2209
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

LIENS: Environmental Liens Listing

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

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2209
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

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

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

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

Records of Emergency Release Reports

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

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

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

SPILLS: Spills Database
Spills reported to the Emergency Response Division.

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

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

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

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

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

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

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

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

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

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

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

FUDS: Formerly Used Defense Sites

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

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 69

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

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

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

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

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

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

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

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

Date of Government Version: 09/21/2020
Date Data Arrived at EDR: 09/22/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

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

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

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

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73
Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82
Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

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

Date of Government Version: 10/19/2020
Date Data Arrived at EDR: 10/19/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 77
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

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

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20
Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

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

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

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

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Quarterly

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

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

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

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

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

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

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

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

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

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

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

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

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

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

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

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

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

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

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/27/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

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

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 10/08/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 88
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

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

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

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

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

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

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

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

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/20/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

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

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

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

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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

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

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

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

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

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

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

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

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

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

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

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

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

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

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

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

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

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

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

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

Date of Government Version: 09/16/2020
Date Data Arrived at EDR: 09/17/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 84
Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/10/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 09/04/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66
Source: EPA
Telephone: (214) 665-2200
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

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

Date of Government Version: 10/03/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

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

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

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

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 65
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

AIRS: Current Emission Inventory Data

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

Date of Government Version: 06/16/2020
Date Data Arrived at EDR: 06/24/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 72
Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Semi-Annually

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

Date of Government Version: 10/08/2020
Date Data Arrived at EDR: 10/15/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 82
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing
A listing of asbestos notification site locations.

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81
Source: Department of State Health Services
Telephone: 512-834-6787
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites
A listing of facilities that use surface impoundments or landfills to dispose of coal ash.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 07/31/2020
Date Made Active in Reports: 10/16/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6624
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Registration Database Listing
A listing of drycleaning facilities.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/11/2020
Number of Days to Update: 76
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

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

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 83
Source: Texas Commission on Environmental Quality, Austin Region
Telephone: 512-339-2929
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

ENFORCEMENT: Notice of Violations Listing
A listing of permit violations.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 61
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6012
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

Financial Assurance 1: Financial Assurance Information Listing
Financial assurance information.

Date of Government Version: 09/18/2020
Date Data Arrived at EDR: 10/02/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 81
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6239
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
Financial Assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84
Source: Texas Commission on Environmental Quality
Telephone: 512-239-0986
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

GCC: Groundwater Contamination Cases
Texas Water Code, Section 26.406 requires the annual report to describe the current status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report is required to contain a description of each case of groundwater contamination documented during the previous calendar year. Also to be included, is a description of each case of contamination documented during previous periods for which voluntary clean up action was incomplete at the time the preceding report was issued. The report is also required to indicate the status of enforcement action for each listed case.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 09/06/2019
Date Made Active in Reports: 11/15/2019
Number of Days to Update: 70
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5690
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Annually

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

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5894
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

LEAD: Lead Inspection Listing
Lead inspection sites

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81
Source: Department of State Health Services
Telephone: 512-834-6600
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

Ind. Haz Waste: Industrial & Hazardous Waste Database
Summary reports reported by waste handlers, generators and shippers in Texas.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/16/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 53
Source: Texas Commission on Environmental Quality
Telephone: 512-239-0985
Last EDR Contact: 10/16/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

MSD: Municipal Settings Designations Database

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

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

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

NPDES: NPDES Facility List

Permitted wastewater outfalls.

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

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

RWS: Radioactive Waste Sites

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

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

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

TIER 2: Tier 2 Chemical Inventory Reports

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

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

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

UIC: Underground Injection Wells Database Listing

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

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

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

IHW CORR ACTION: IHW CORR ACTION

Industrial hazardous waste facilities with corrective actions.

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

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

PST STAGE 2: PST Stage 2

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

Date of Government Version: 07/17/2019
Date Data Arrived at EDR: 07/18/2019
Date Made Active in Reports: 09/24/2019
Number of Days to Update: 68

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

COMP HIST: Compliance History Listing

A listing of compliance histories of regulated entities

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 11/25/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 71

Source: Txas Commission on Environmental Quality
Telephone: 512-239-3282
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

PCS: Permit Compliance System

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

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

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

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

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

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

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

EDR Hist Auto: EDR Exclusive Historical Auto Stations

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

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

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

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

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

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

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

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

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

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

RGA LF: Recovered Government Archive Solid Waste Facilities List

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

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

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

COUNTY RECORDS

TRAVIS COUNTY:

HIST UST AUSTIN: Historic Tank Records

A listing of historic records from the City of Austin.

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

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

OTHER DATABASE(S)

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

CT MANIFEST: Hazardous Waste Manifest Data

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

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

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

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

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

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

NY MANIFEST: Facility and Manifest Data

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

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

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

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

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

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

RI MANIFEST: Manifest information

Hazardous waste manifest information

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

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

VT MANIFEST: Hazardous Waste Manifest Data

Hazardous waste manifest information.

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

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

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

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

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

Oil/Gas Pipelines

Source: Endeavor Business Media

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

Electric Power Transmission Line Data

Source: Endeavor Business Media

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

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List
Source: Department of Protective & Regulatory Services
Telephone: 512-438-3269

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

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

State Wetlands Data: Wetland Inventory
Source: Texas General Land Office
Telephone: 512-463-0745

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS



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

1951 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

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

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-1

0 450 ' N

1 inch = 450 feet



SVAG INVESTMENTS, LLC
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MANOR, TRAVIS COUNTY, TEXAS

1967 AERIAL PHOTOGRAPH

PROVIDED BY: USGS

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

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-2

0 450 ' N

1 inch = 450 feet

125



SVAG INVESTMENTS, LLC
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0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1973 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

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

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-3

0 450 ' N

1 inch = 450 feet



SVAG INVESTMENTS, LLC
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0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1981 AERIAL PHOTOGRAPH

PROVIDED BY: NHAP

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

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-4

0 450 ' N

1 inch = 450 feet



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MANOR, TRAVIS COUNTY, TEXAS

1988 AERIAL PHOTOGRAPH

PROVIDED BY: TXDOT

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

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-5

0 450 ' N

1 inch = 450 feet



SVAG INVESTMENTS, LLC
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MANOR, TRAVIS COUNTY, TEXAS

1995 AERIAL PHOTOGRAPH

PROVIDED BY: USGS

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

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-6

0 450 ' N

1 inch = 450 feet



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MANOR, TRAVIS COUNTY, TEXAS

2005 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

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

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-7

0 450 ' N

1 inch = 450 feet

130



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2008 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

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

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-8

0 450 ' N

1 inch = 450 feet



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MANOR, TRAVIS COUNTY, TEXAS

2012 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

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

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-9

0 450 ' N

1 inch = 450 feet



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2016 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

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

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

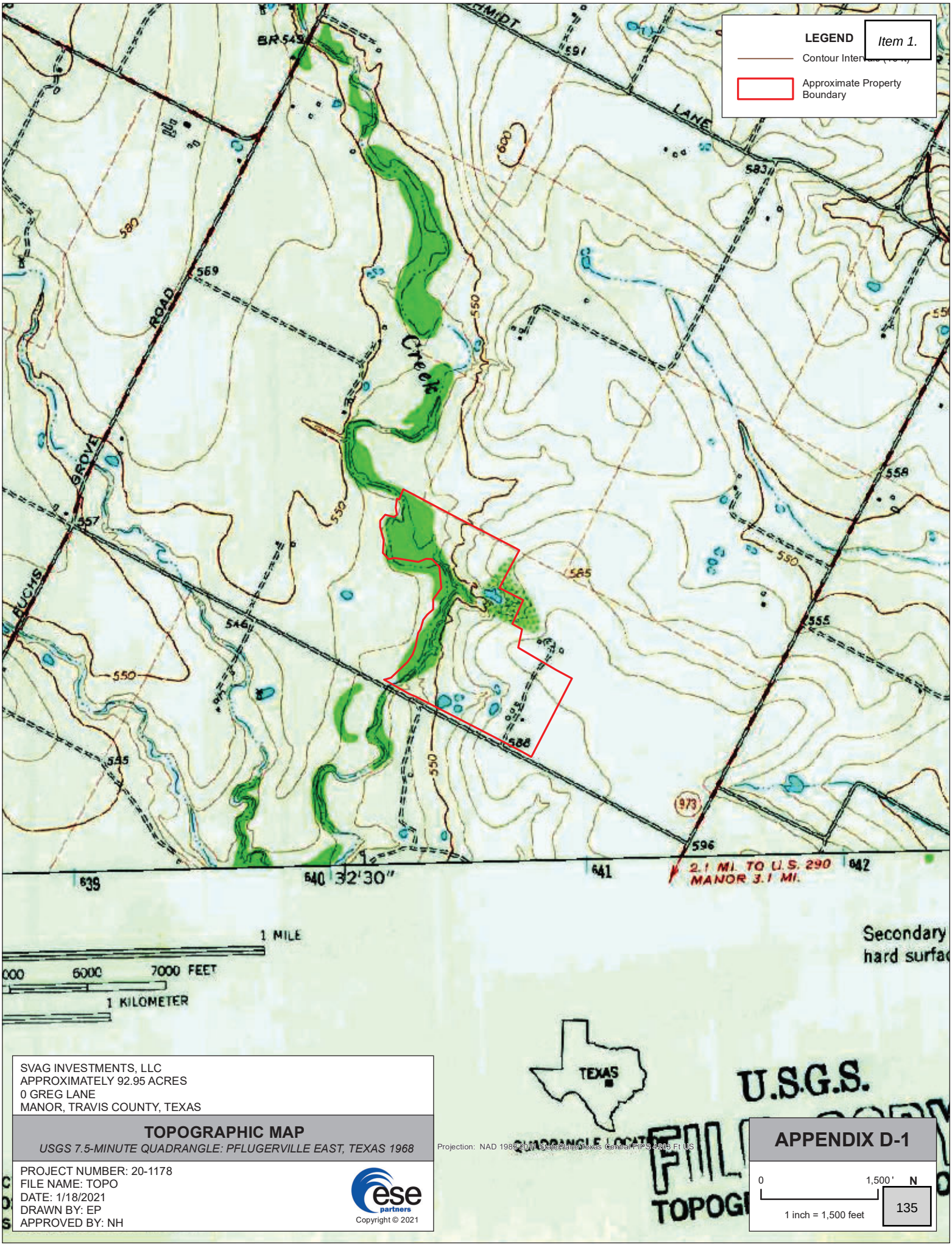
APPENDIX C-10

0 450 ' N

1 inch = 450 feet

APPENDIX D

HISTORICAL TOPOGRAPHIC MAP



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TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1968

Projection: NAD 1983 (2011) State Plane Texas Central FIPS 4203 Ft US

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

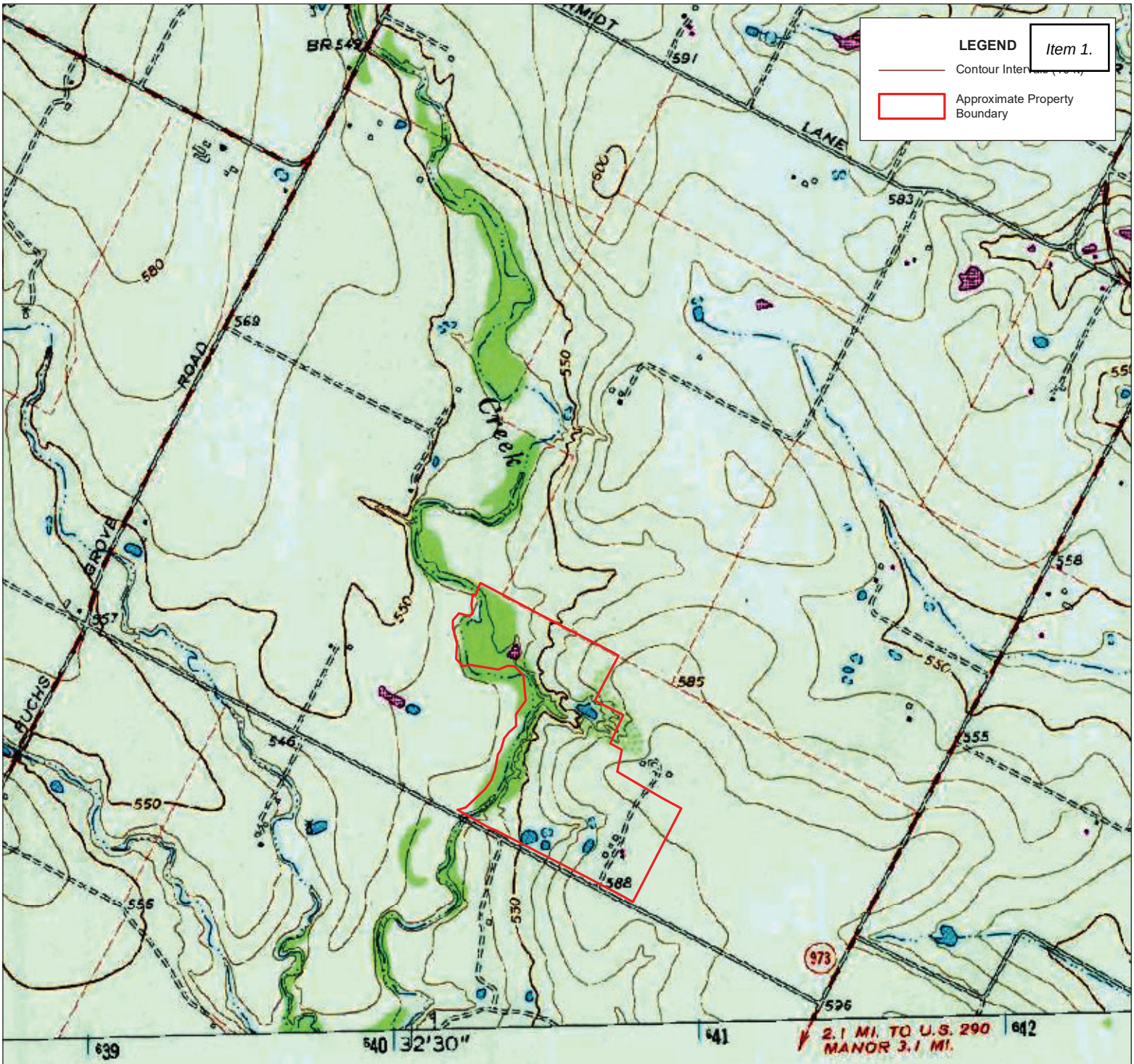
ese partners

Copyright © 2021

APPENDIX D-1

0 1,500' N

1 inch = 1,500 feet





QUADRANGLE LOCATION

SVAG INVESTMENTS, LLC
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MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1973

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

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

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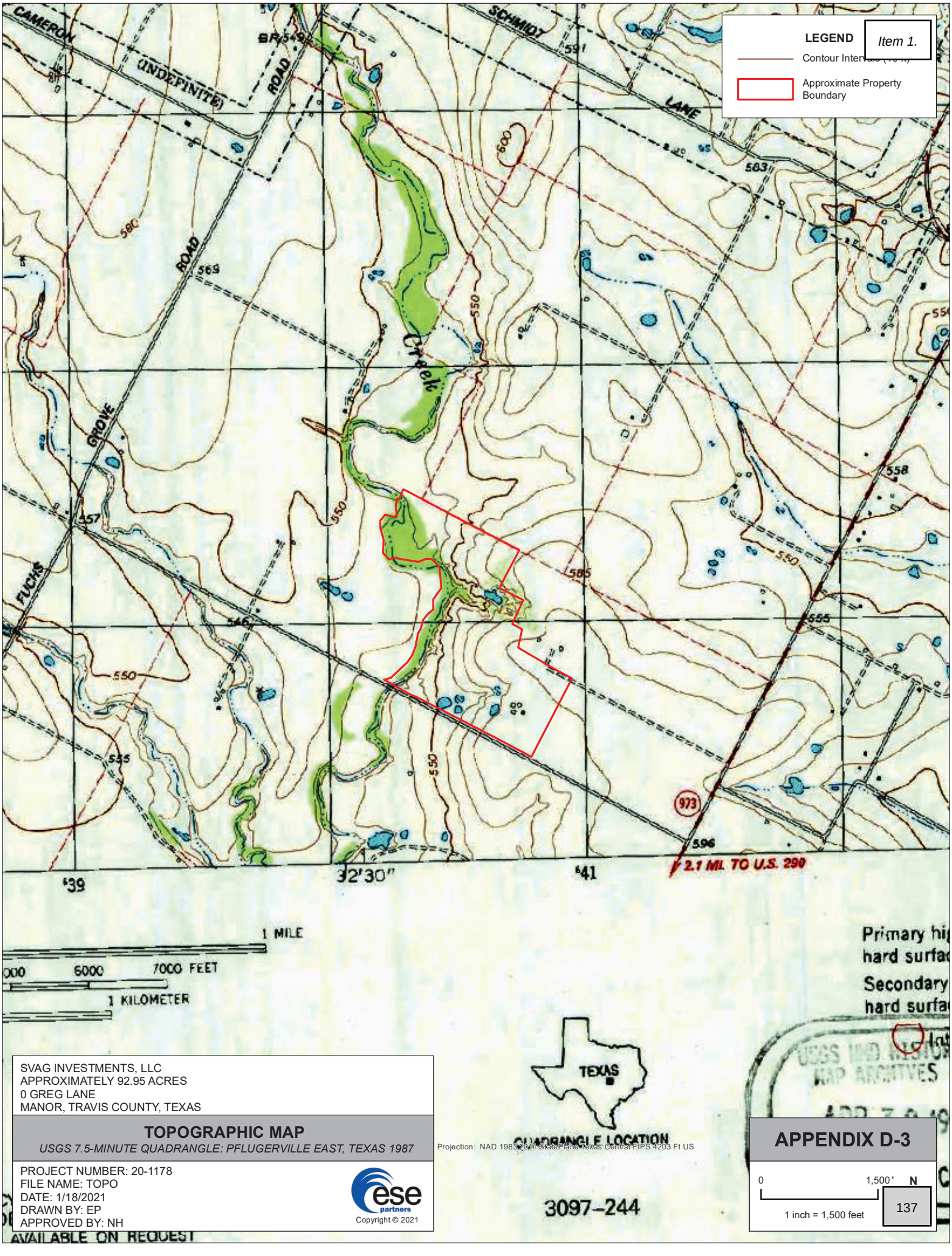
APPENDIX D-2

0 1,500' N

1 inch = 1,500 feet



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0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1987

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

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

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QUADRANGLE LOCATION

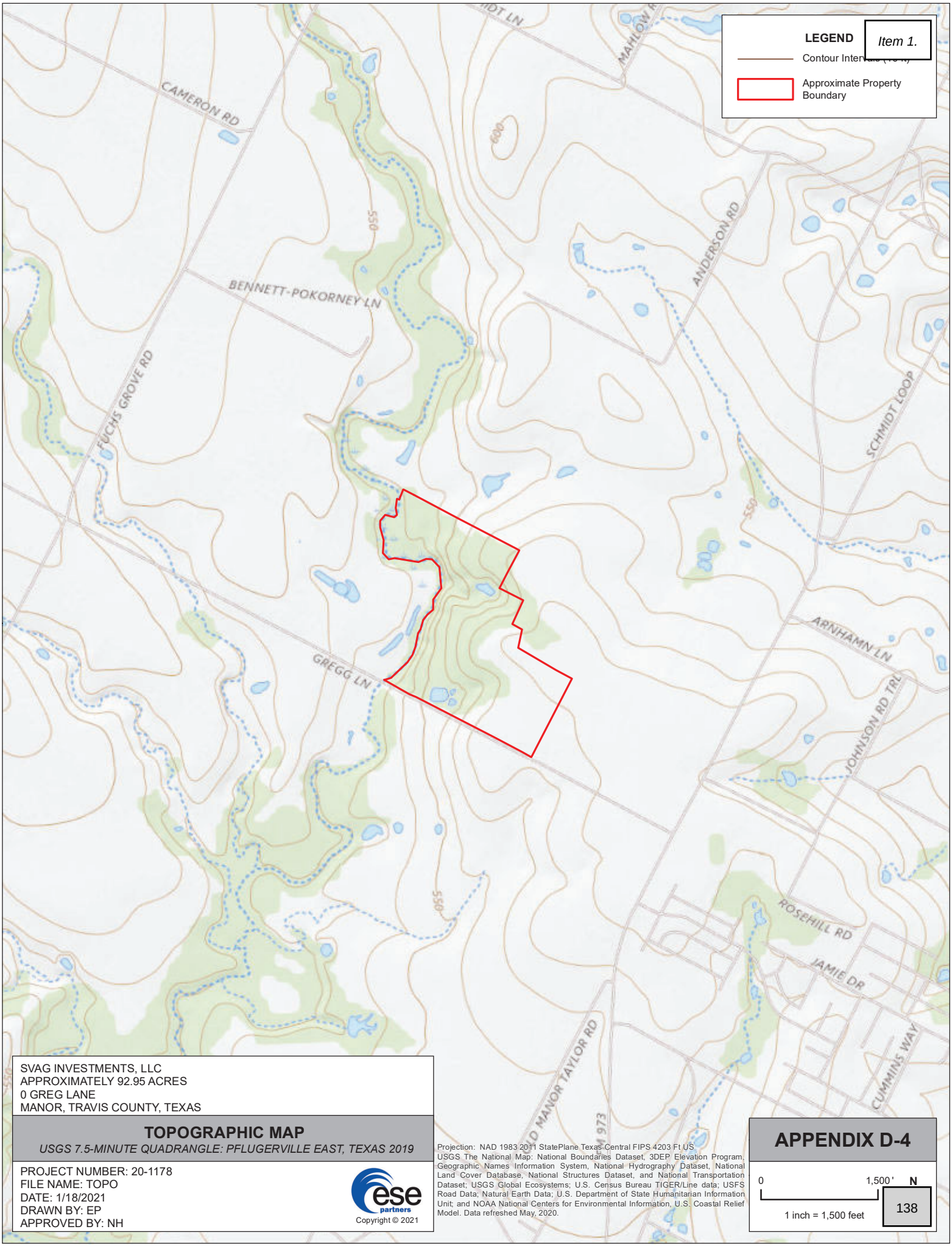
3097-244

APPENDIX D-3

0 1,500' N

1 inch = 1,500 feet

AVAILABLE ON REQUEST



SVAG INVESTMENTS, LLC
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MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 2019

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

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

APPENDIX D-4

0 1,500 ' N

1 inch = 1,500 feet

APPENDIX E

OWNER-OCCUPANT INQUIRY / USER QUESTIONNAIRE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Dear Owner/Occupant:

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

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

Sincerely,

ESE Partners, LLC

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

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: _____

Subject Property Address: _____

Subject Property Owner: _____

Size of Subject Property (Acres): _____

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

Authorized By: _____

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

OWNER/OCCUPANT INQUIRY

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

This Owner/Occupant Inquiry was completed by:

Name: _____

Title: _____

Firm: _____

Address _____

Telephone: _____ Facsimile: _____ E-mail: _____

Date: _____

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

Name of preparer: _____

Preparer's Address: _____

Preparer's Telephone Number: _____

Preparer's Relationship to the Subject Property: _____

Preparer's Relationship to the Owner/Occupant: _____

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

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

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

Name	Signature	Date
Name	Signature	Date

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

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

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

GENERAL USER INFORMATION

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

Title and Company: SVAG Investments, LLC

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

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

Reason for Performing the Phase I ESA: Acquisition

Borrower's Contact Information if SBA compliant: _____

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: Gregg Lane - Manor

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

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

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

Yes

SUBJECT PROPERTY OWNER INFORMATION

Current Owner: See Email

Current Owner Contact Address: _____

Telephone: _____ Facsimile: _____ E-mail: _____

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

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

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

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Unknown

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Unknown

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Unknown

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

[2] P.L. 107-118

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

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes / unknown

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as *user*,
(a.) Do you know the past uses of or entities which formerly occupied the *property*?

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

unknown

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
(a.) As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

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

unknown

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

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

Name: John Kaschak

Title: Director of Acquisitions

Firm: SVAG Investments, LLC

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

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

Date: 01/07/2021

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

Name of User: _____

User's Address: _____

User's Telephone Number: _____

Preparer's Relationship to the Subject Property: _____

Preparer's Relationship to the User: _____

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

JOHN KASCHAK		01/07/2021
Name	Signature	Date
Name	Signature	Date

APPENDIX F

SITE RECONNAISSANCE PHOTOGRAPHS

Photo No.:	Date:
1	1/11/2021

Description:
View of undeveloped woodland and pond in the northwestern portion of the Site.

Photo Direction:
Southwest



Photo No.:	Date:
2	1/11/2021

Description:
View of agricultural land in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
3	1/11/2021

Description:
View of agricultural barns in the southeastern portion of the Site.

Photo Direction:
North-northeast



Photo No.:	Date:
4	1/11/2021

Description:
View of material and chemical container storage within barn in the southeastern portion of the Site.

Photo Direction:
Southwest



Photo No.:	Date:
5	1/11/2021

Description:
View of empty 500-gallon AST in the proximity of the barns in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
6	1/11/2021

Description:
View of top of septic tank in the vicinity of the former single-family residence in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
7	1/11/2021

Description:
View of agricultural pastureland adjacent northeast of the Site.

Photo Direction:
Northeast



Photo No.:	Date:
8	1/11/2021

Description:
View of agricultural cropland in the southeastern portion of the Site, followed by agricultural land adjacent to the southeast.

Photo Direction:
Southeast



Photo No.:	Date:
9	1/11/2021

Description:
View of pond and undeveloped woodland in the southwestern portion of the Site.

Photo Direction:
North



Photo No.:	Date:
10	1/11/2021

Description:
View of Wilbarger Creek, followed by agricultural pastureland adjacent northwest of the Site.

Photo Direction:
Northwest

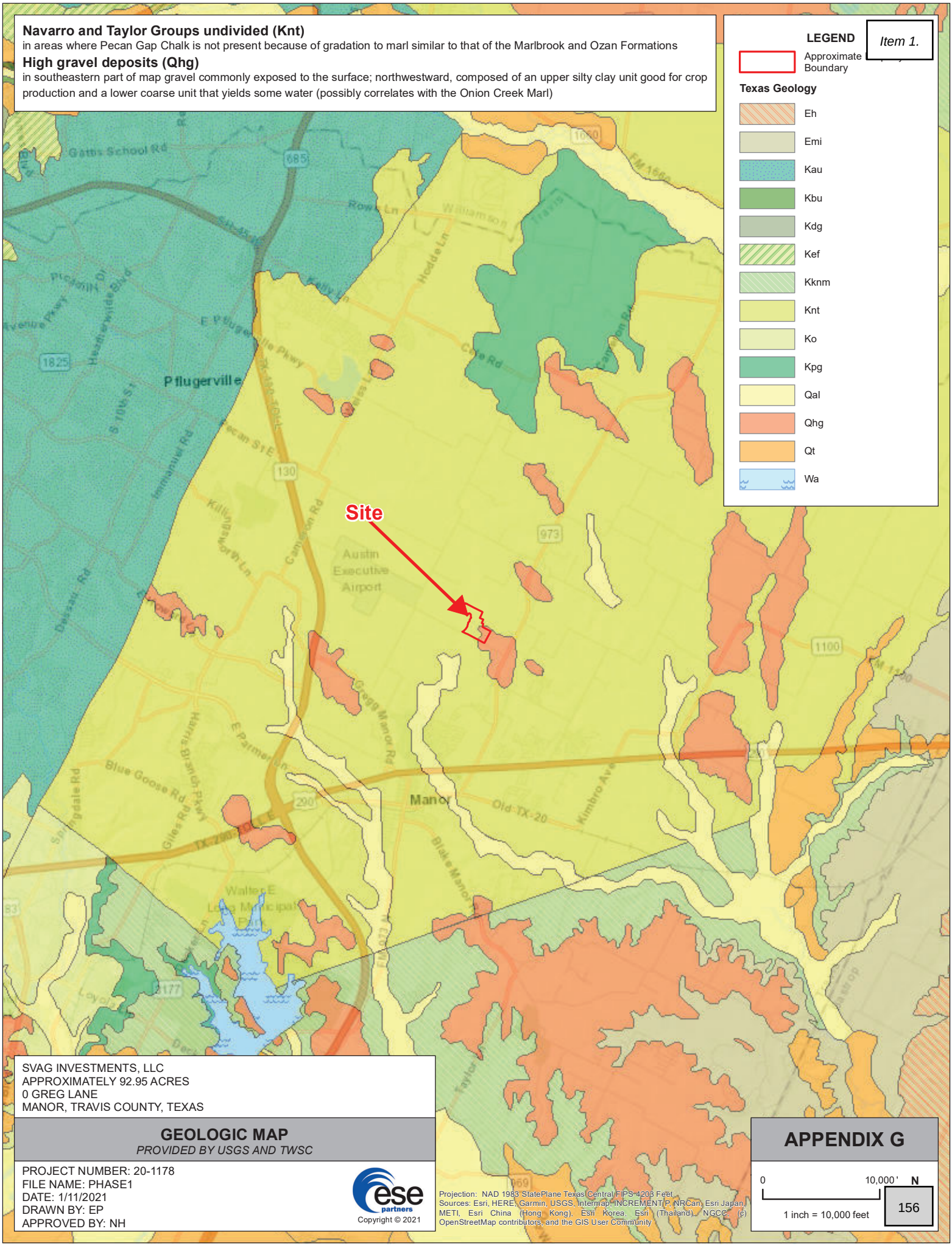


APPENDIX G

REGIONAL GEOLOGIC MAP

Navarro and Taylor Groups undivided (Knt)
in areas where Pecan Gap Chalk is not present because of gradation to marl similar to that of the Marlbrook and Ozan Formations

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



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

GEOLOGIC MAP

PROVIDED BY USGS AND TWSC

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

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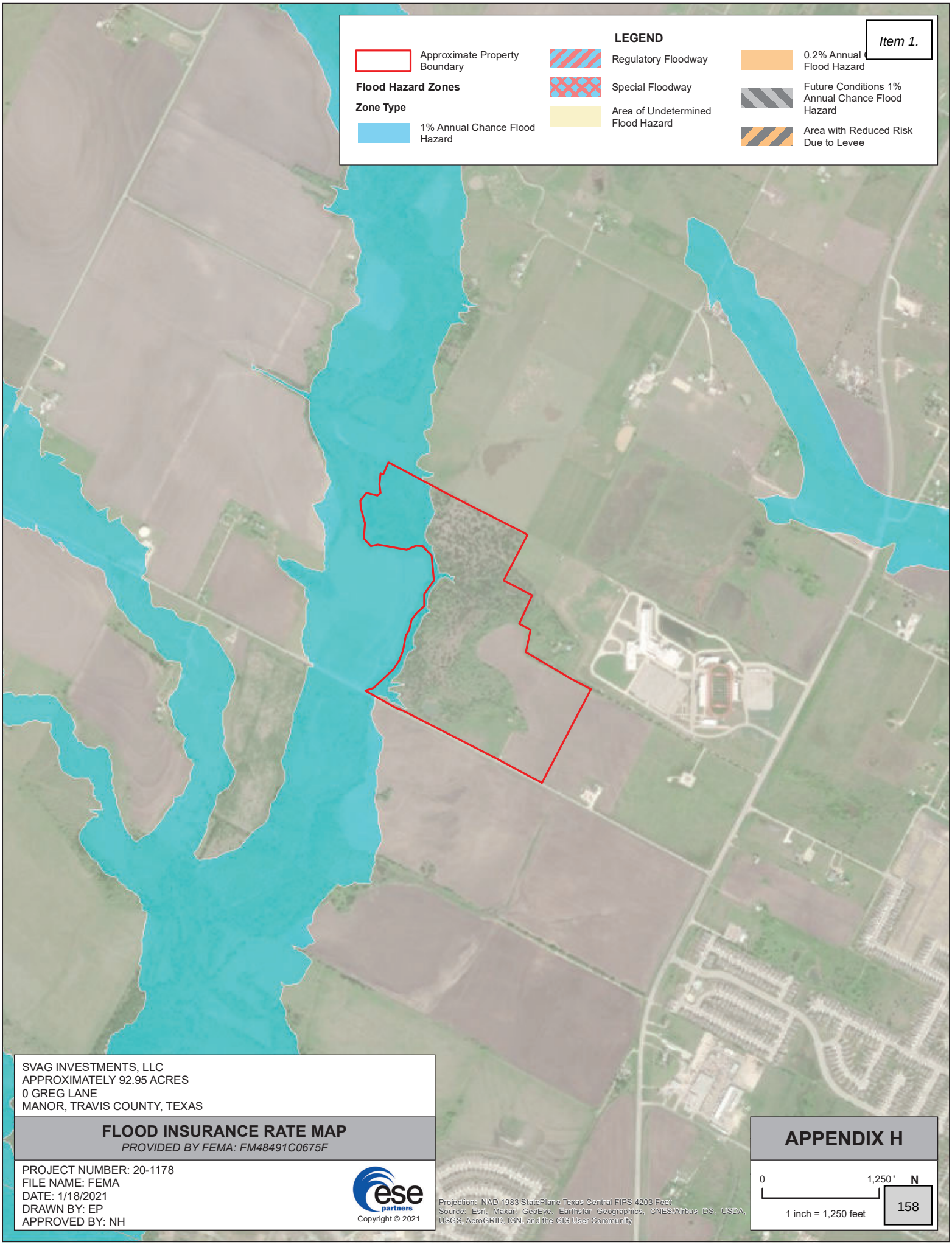
Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

APPENDIX G

0 10,000' N
1 inch = 10,000 feet

APPENDIX H

FLOOD INSURANCE RATE MAP



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

FLOOD INSURANCE RATE MAP

PROVIDED BY FEMA: FM48491C0675F

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

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX H

0 1,250' N

1 inch = 1,250 feet

APPENDIX I

SANBORN MAP REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.3
January 07, 2021

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

01/07/21

Site Name:

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653
EDR Inquiry # 6323565.3

Client Name:

ESE Partners LLC
19416 Park Row Suite 120
Houston, TX 77084
Contact: Rob Thornton

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ESE Partners LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

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Certified Sanborn Results:

Certification # 9662-4EAD-93B0

PO # NA

Project 20-1178

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 9662-4EAD-93B0

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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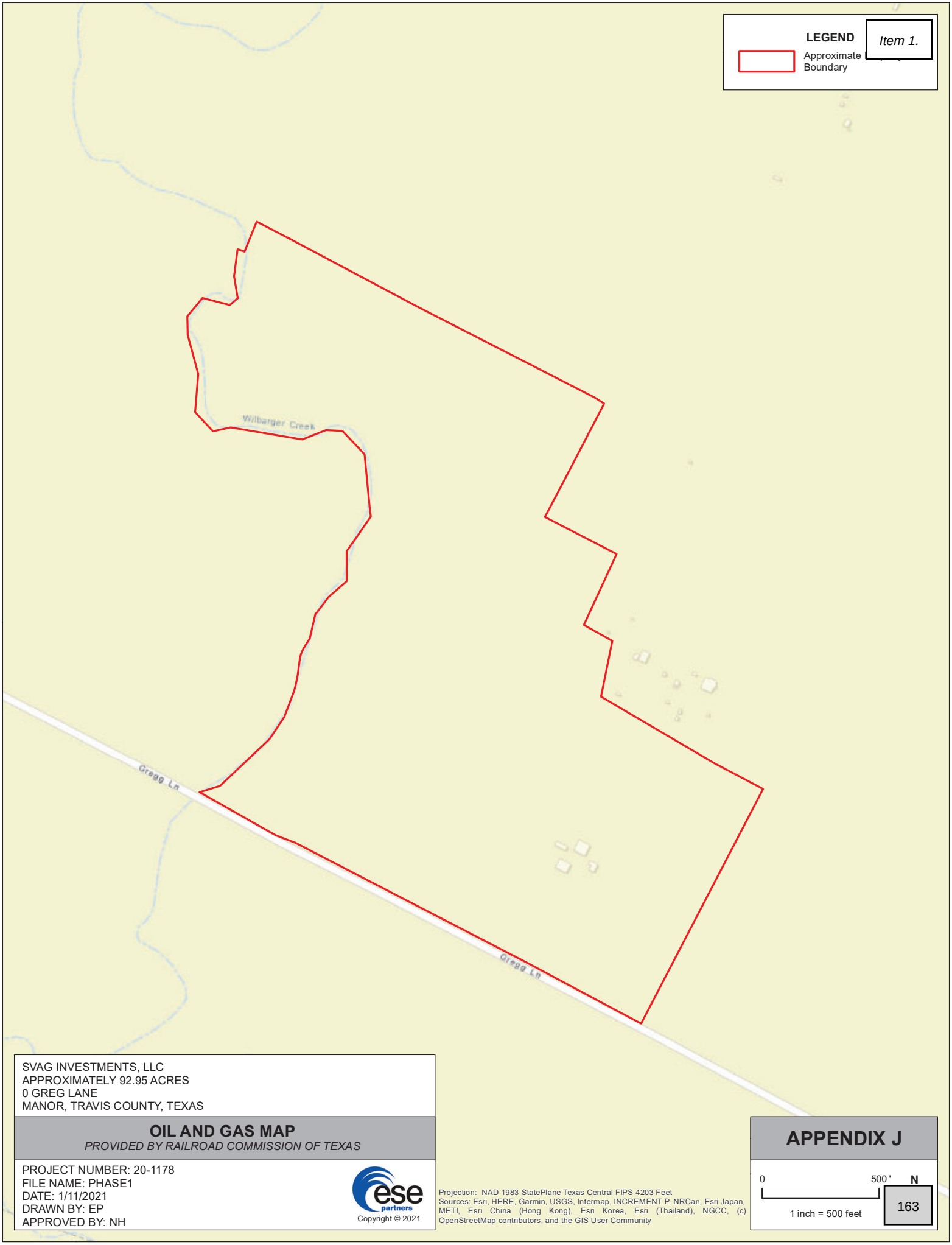
APPENDIX J

RRC GIS MAP



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

OIL AND GAS MAP

PROVIDED BY RAILROAD COMMISSION OF TEXAS

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

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

APPENDIX J

0 500 ' N

1 inch = 500 feet

APPENDIX K

VAPOR ENCROACHMENT SCREEN REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.2s
January 11, 2021

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

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

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Primary Map	2
Secondary Map	3
Map Findings	4
Record Sources and Currency	GR-1

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

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Federal NPL site list	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal CERCLIS list	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
State- and tribal - equivalent NPL	1.0	0	0	0
State- and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS				
Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	0.25	0	0	0
Local Land Records	0.001	0	0	-
Records of Emergency Release Reports	0.001	0	0	-
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS				
EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

APPROXIMATELY 92.95 ACRES
14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

Latitude (North):	30.38304 - 30° 22′ 58.94211″
Longitude (West):	97.536335 - 97° 32′ 10.819702″
Elevation:	585 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

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

STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

ADDITIONAL ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

EDR HIGH RISK HISTORICAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

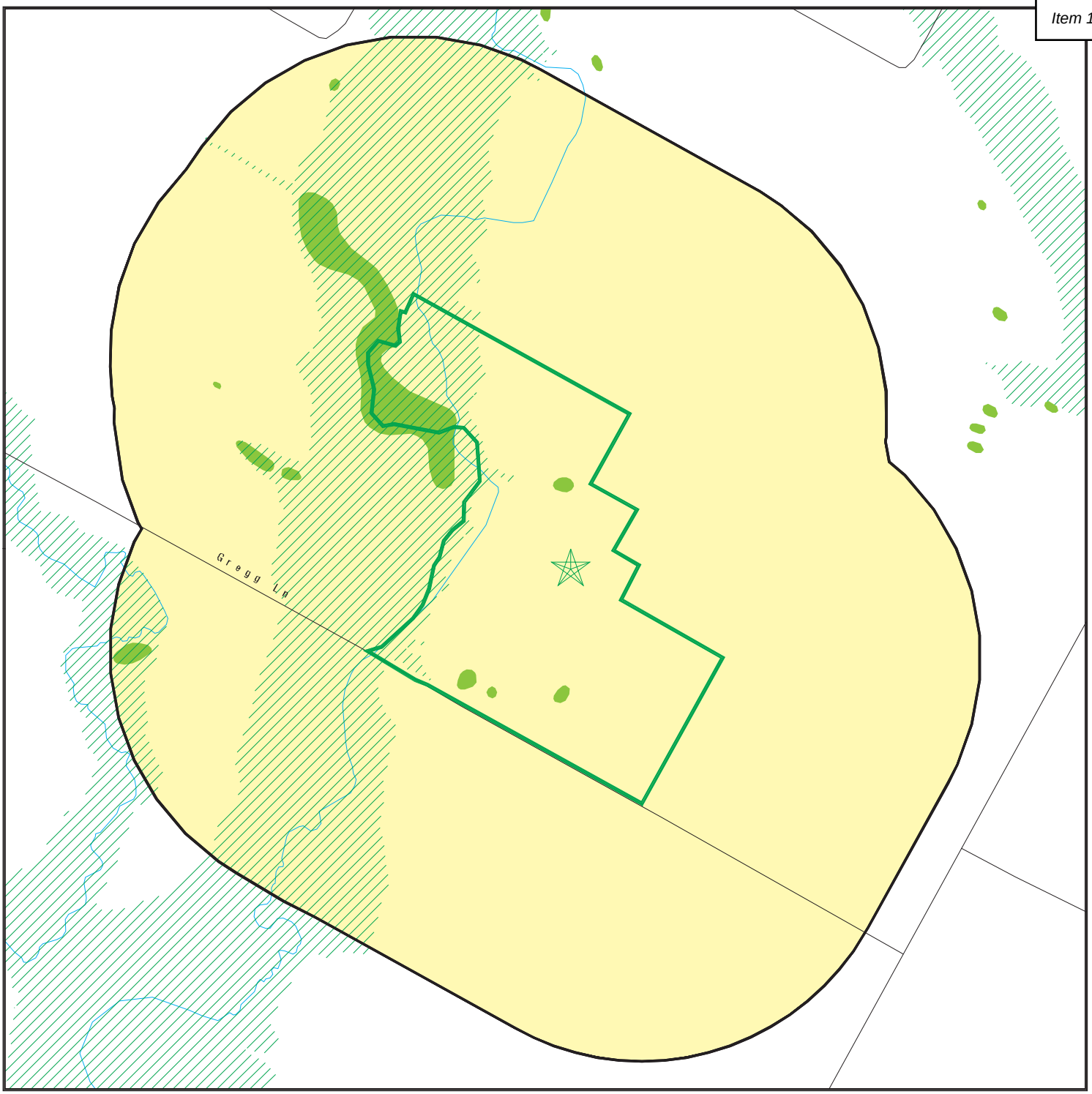
Not Reported

EDR RECOVERED GOVERNMENT ARCHIVES

Name	Address	Dist/Dir	Map ID	Page

Not Reported

PRIMARY MAP - 6323565.2S



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

0 300 1/3 1/2 Miles

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

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

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:35 am

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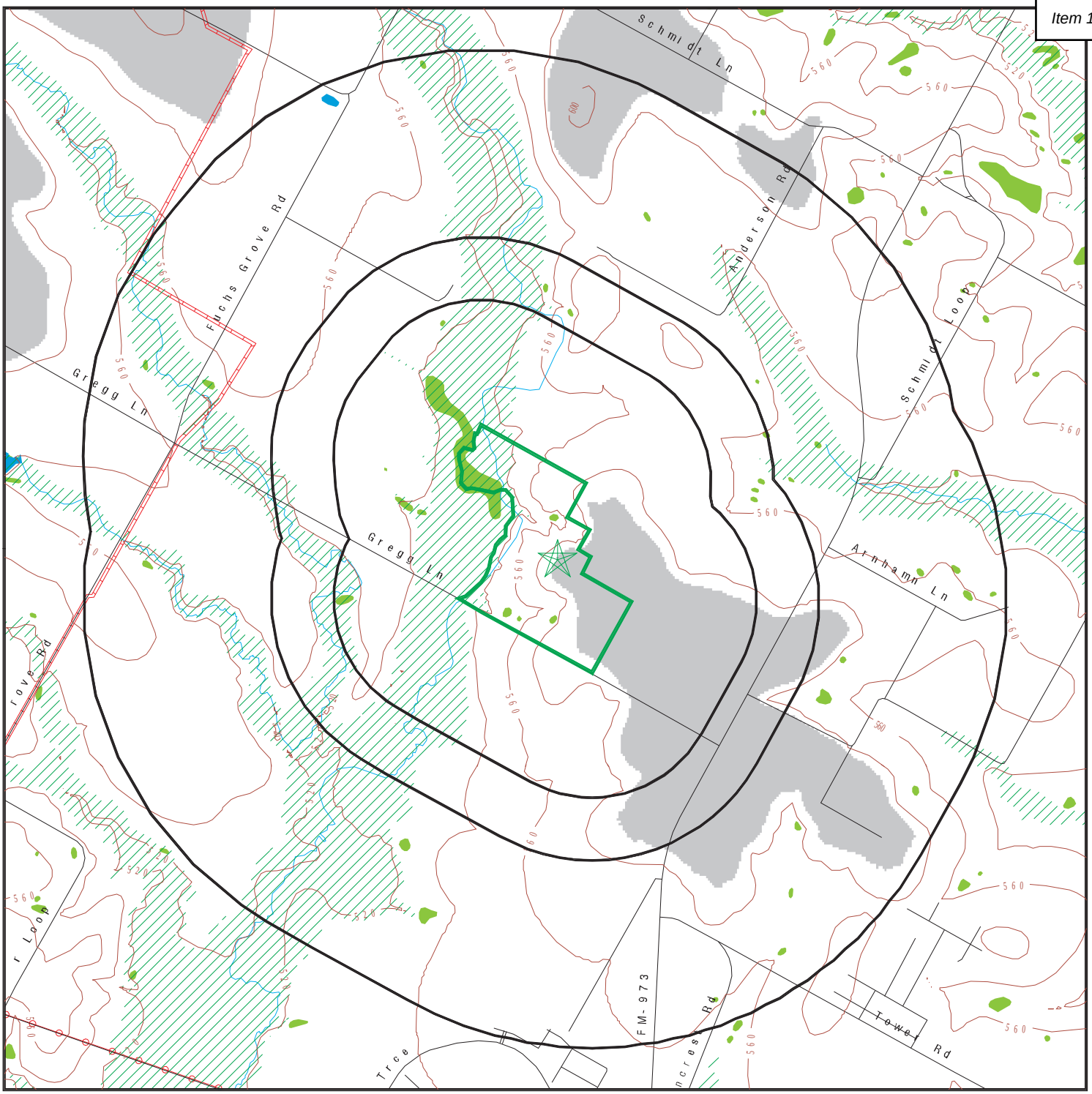
SECONDARY MAP - 6323565.2S



0 1/3 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Upgradient Area

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

SITE NAME: Approximately 92.95 Acres	CLIENT: ESE Partners LLC
ADDRESS: 14812 N FM 973 RD MANOR TX 78653	CONTACT: Rob Thornton INQUIRY #: 6323565.2s
LAT/LONG: 30.38304 / 97.536335	DATE: January 07, 2021 11:34 am

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MAP FINDINGS

LEGEND

FACILITY NAME **FACILITY ADDRESS, CITY, ST, ZIP**		EDR SITE ID NUMBER
◆ **MAP ID#**	Direction Distance Range (Distance feet / miles) Relative Elevation Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.

Worksheet:

Comments:
Comments may be added on the online Vapor Encroachment Worksheet.

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	10/28/2020	11/05/2020	11/25/2020
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/28/2020	11/05/2020	11/25/2020
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	10/28/2020	11/05/2020	11/25/2020
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	12/14/2020	12/17/2020	12/22/2020
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	08/06/2020	08/21/2020	11/11/2020
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/14/2020	12/15/2020	12/22/2020
State and tribal - equivalent NPL						
TX	SHWS	State Superfund Registry	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
State and tribal landfill / solid waste disposal						
TX	SWF/LF	Permitted Solid Waste Facilities	Texas Commission on Environmental Quality	07/17/2020	07/22/2020	10/12/2020
TX	CAPCOG LI	Capitol Area Landfill Inventory	Capital Area Council of Governments	01/06/2017	01/10/2017	03/15/2017
TX	CLI	Closed Landfill Inventory	Texas Commission on Environmental Quality	08/30/1999	09/28/2000	10/30/2000
TX	NCTCOG LI	North Central Landfill Inventory	North Central Texas Council of Governments	09/28/2020	09/30/2020	12/22/2020
TX	DEBRIS	DEBRIS	Texas Commission on Environmental Quality	03/27/2018	04/04/2018	06/08/2018
TX	H-GAC CLI	Houston-Galveston Closed Landfill Inventory	Houston-Galveston Area Council	03/30/2020	04/01/2020	06/18/2020
TX	WASTE MGMT	Commercial Hazardous & Solid Waste Management Facilities	Texas Commission on Environmental Quality	10/16/2019	01/10/2020	03/18/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal leaking storage tank lists						
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/15/2020	05/20/2020	08/12/2020
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/12/2020
TX	LPST	Leaking Petroleum Storage Tank Database	Texas Commission on Environmental Quality	09/30/2020	10/02/2020	12/22/2020
State and tribal registered storage tank lists						
TX	UST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	AST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/13/2020
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/03/2020	05/20/2020	08/12/2020
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/29/2020	05/20/2020	08/12/2020
US	FEMA UST	Underground Storage Tank Listing	FEMA	07/21/2020	09/03/2020	11/25/2020
State and tribal institutional control / engineering control registries						
TX	AUL	Sites with Controls	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/23/2020
State and tribal voluntary cleanup sites						
TX	VCP RRC	Voluntary Cleanup Program Sites	Railroad Commission of Texas	11/14/2019	01/02/2020	03/04/2020
TX	VCP TCEQ	Voluntary Cleanup Program Database	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
State and tribal Brownfields sites						
TX	BROWNFIELDS	Brownfields Site Assessments	TCEQ	09/01/2020	09/30/2020	12/21/2020
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2020	10/08/2020	01/04/2021
US	ROD	Records Of Decision	EPA	10/28/2020	11/05/2020	11/25/2020
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
TX	DEL SHWS	Deleted Superfund Registry Sites	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
TX	SWRCY	Recycling Facility Listing	TCEQ	08/13/2020	08/19/2020	11/09/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2018	12/04/2019	01/15/2020
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/21/2020	09/22/2020	12/14/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	Delisted NPL	National Priority List Deletions	EPA	10/28/2020	11/05/2020	11/25/2020
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	10/28/2020	11/05/2020	11/25/2020
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/20/2020	09/22/2020	12/14/2020
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/14/2020	09/15/2020	12/10/2020
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/05/2020	08/13/2020	10/21/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/04/2020	08/25/2020	11/18/2020
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	09/10/2020	09/15/2020	11/20/2020
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	04/27/2020	05/06/2020	06/09/2020
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	10/19/2020	10/19/2020	01/04/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	10/09/2019	10/11/2019	12/20/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/05/2020	08/10/2020	10/08/2020
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	09/04/2020	09/15/2020	11/20/2020
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	07/24/2020	08/03/2020	10/21/2020
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2017	06/22/2020	11/20/2020
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/16/2020	09/17/2020	12/10/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
TX	AIRS	Current Emission Inventory Data	Texas Commission on Environmental Quality	06/16/2020	06/24/2020	09/04/2020
TX	APAR	Affected Property Assessment Report Site Listing	Texas Commission on Environmental Quality	10/08/2020	10/15/2020	01/05/2021
TX	ASBESTOS	Asbestos Notification Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	CDL	Clandestine Drug Site Locations Listing	Department of Public Safety	08/07/2017	08/15/2017	05/11/2018
TX	COAL ASH	Coal Ash Disposal Sites	Texas Commission on Environmental Quality	07/29/2020	07/31/2020	10/16/2020
TX	DRYCLEANERS	Drycleaner Registration Database Listing	Texas Commission on Environmental Quality	05/12/2020	05/27/2020	08/11/2020
TX	ED AQUIF	Edwards Aquifer Permits	Texas Commission on Environmental Quality, Au	10/09/2020	10/14/2020	01/05/2021
TX	ENFORCEMENT	Notice of Violations Listing	Texas Commission on Environmental Quality	09/25/2020	09/30/2020	11/30/2020
TX	Financial Assurance 1	Financial Assurance Information Listing	Texas Commission on Environmental Quality	09/18/2020	10/02/2020	12/22/2020
TX	Financial Assurance 2	Financial Assurance Information Listing	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	GCC	Groundwater Contamination Cases	Texas Commission on Environmental Quality	12/31/2018	09/06/2019	11/15/2019
TX	HIST LIENS	Environmental Liens Listing	Texas Commission on Environmental Qualilty	03/23/2007	03/23/2007	05/02/2007
TX	Ind. Haz Waste	Industrial & Hazardous Waste Database	Texas Commission on Environmental Quality	10/09/2020	10/16/2020	12/08/2020
TX	IHW CORR ACTION	IHW CORR ACTION	Texas Commission on Environmental Quality	10/07/2020	10/14/2020	12/08/2020
TX	IOP	Innocent Owner/Operator Program	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
TX	LEAD	Lead Inspection Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/22/2020
TX	MSD	Municipal Settings Designations Database	Texas Commission on Environmental Quality	07/24/2020	07/28/2020	10/12/2020
TX	NPDES	NPDES Facility List	Texas Commission on Environmental Quality	08/10/2020	08/11/2020	11/02/2020
TX	PRIORITY CLEANERS	Dry Cleaner Remediation Program Prioritization List	Texas Commisision on Environmenatl Quality	03/03/2020	06/03/2020	08/18/2020
TX	RWS	Radioactive Waste Sites	Texas Commission on Environmental Quality	07/24/2006	12/14/2006	01/23/2007
TX	SPILLS	Spills Database	Texas Commission on Environmental Quality	07/21/2020	07/24/2020	07/30/2020
TX	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	05/15/2005	01/03/2013	03/07/2013
TX	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/23/2012	01/03/2013	03/07/2013
TX	TIER 2	Tier 2 Chemical Inventory Reports	Department of State Health Services	12/31/2012	06/07/2013	07/22/2013
TX	UIC	Underground Injection Wells Database Listing	Texas Commission on Environmental Quality	11/06/2019	11/07/2019	01/16/2020
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
TX	PFAS	PFAS Contamination Site Location Listing	Texas Commission on Environmental Quality	08/27/2020	09/04/2020	11/25/2020
TX	NON REGIST PST	Petroleum Storage Tank Non Registered	Texas Commission on Environmental Quality	06/01/2020	06/02/2020	08/18/2020
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
TX	CENTRAL REGISTRY	The Central Registry	Texas Commission on Environmental Quality	03/25/2020	04/07/2020	07/01/2020
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	10/03/2020	10/06/2020	01/04/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/17/2020	08/17/2020	10/21/2020
TX	COMP HIST	Compliance History Listing	Txas Commission on Environmental Quality	11/19/2019	11/25/2019	02/04/2020
TX	PST STAGE 2	PST Stage 2	Texas Commission on Environmental Quality	07/17/2019	07/18/2019	09/24/2019
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
HISTORICAL USE RECORDS						
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
TX	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Texas Commission on Environmental Quality		07/01/2013	12/26/2013
TX	RGA LF	Recovered Government Archive Solid Waste Facilities List	Texas Commission on Environmental Quality		07/01/2013	01/13/2014
COUNTY RECORDS						
TX	HIST UST AUSTIN	Historic Tank Records	Department of Planning & Development Review	06/25/2012	06/29/2012	08/23/2012

STREET AND ADDRESS INFORMATION

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APPENDIX L

CITY DIRECTORY REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.8
January 11, 2021

The EDR-City Directory Image Report

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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

Disclaimer - Copyright and Trademark Notice

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

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by infoUSA®

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☐	☐	EDR Digital Archive
1995	☐	☐	EDR Digital Archive
1992	☐	☐	EDR Digital Archive
1986	☐	☐	Cole Criss-Cross Directory
1981	☐	☐	Cole Criss-Cross Directory
1977	☐	☐	Cole Criss-Cross Directory
1972	☐	☐	Cole Criss-Cross Directory
1967	☐	☐	Cole Criss-Cross Directory
1964	☐	☐	Cole Criss-Cross Directory
1958	☐	☐	Cole Criss-Cross Directory

EXECUTIVE SUMMARY

Year	Target Street	Cross Street	Source

FINDINGS

TARGET PROPERTY STREET

14812 N FM 973 RD
MANOR, TX 78653

Year	CD Image	Source	
FM 973 N			
2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A3	EDR Digital Archive	
2005	pg A4	EDR Digital Archive	
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1986	-	Cole Criss-Cross Directory	Street not listed in Source
1981	-	Cole Criss-Cross Directory	Street not listed in Source
1977	-	Cole Criss-Cross Directory	Street not listed in Source
1972	-	Cole Criss-Cross Directory	Street not listed in Source
1967	-	Cole Criss-Cross Directory	Street not listed in Source
1964	-	Cole Criss-Cross Directory	Street not listed in Source
1958	-	Cole Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

FM 973 N 2017

13407 MONROE, BYRON A
14411 ESTRADA, GILBERTO S
14605 GOOD LUCK GRILL
14623 BREAUX, AUTUMN
14812 LUTZ-CARRILLO, SKY J
14832 MANOR INDEPENDENT SCHOOL DISTRICT
16133 DAOUST, GARY E
16205 BALLI, GUSTAVO D
SHAFFER, DENNIS R
16212 BIGGERSTAFF, HOMER L
MOHR, NIC W
16219 JONES, GERALD A
16229 CARDENAS, ELIZABETH
FRANZETTI, CANYON C
16407 VERMEER, MATTHEW
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, FELIPE A
17208 SHAKOLLI, ARBEN
17618 JOHLE, KEN A
17900 MOEBUS, CHRISTOPHER D

FM 973 N 2014

13809	NUNEZ, RUPERTO
14200	BROWN, JOHN W
	CHAPA-BROWN, STEPHANIE T
	ROSALES, KIMBERLY
14401	VOELKER, SCOTT
14411	OCCUPANT UNKNOWN,
14605	GOOD LUCK GRILL
14623	BREAUX, AUTUMN
14812	LUTZ, JIM T
14832	MANOR INDEPENDENT SCHOOL DISTRICT
15219	OCCUPANT UNKNOWN,
15230	OCCUPANT UNKNOWN,
15405	KENNY, PATRICIA K
15624	ARROYO, SOCORRO S
16133	OCCUPANT UNKNOWN,
16205	BALLI, GUSTAVO D
16209	FOSBOURG, LINDA
	RODRIGUEZ, ROBERT R
16212	BIGGERSTAFF, HOMER L
	MOHR, NICOLAS W
16215	OCCUPANT UNKNOWN,
16219	JONES, GERALD A
16229	CARDENAS, ELIZABETH
	FRANZETTI, JOHN A
16501	GUERRA, EDWARD M
16508	CASTILLO, FIDENSIO
16517	JASEK, DENNIS E
17204	GOMEZ, FELIPE A
17208	SHAHOLLI, ARBEN
17220	OCCUPANT UNKNOWN,
17223	OCCUPANT UNKNOWN,
17600	OCCUPANT UNKNOWN,
17618	JOHLE, KEN A
17726	KING, RICHARD L
17900	MOEBUS, CHRISTOPHER D

FM 973 N 2010

13500 OCCUPANT UNKNOWN,
13809 DESANTIAGO, PEDRO A
13860 NICHOLS, CLIDE
13901 CASIANO-JARAMILLO, SALVADOR
KRUPALLA, JENNIFER
13909 BUTLER, JAMES C
13915 MORRIS, DENISE
14005 PAZ, NAUL M
14013 JUNKER, RONALD
14200 BROWN, JOHN W
14208 BROWN, KIM
14401 TEXAS SURETY
VOELKER WELDING & CONSTRUCTION
14411 ESTRADA, GILBERTO S
14605 GOOD LUCK GRILL
14812 CARRILLO, ALEX
15219 GARCIA, JOSPHINE
15230 OCCUPANT UNKNOWN,
15405 KENNY, PATRICIA K
15624 ARROYO, SOCORRO S
15911 RAESZ, ROBERT E
16105 PECK, RICKY
16133 OCCUPANT UNKNOWN,
16205 BALLI, GUSTAVO D
16209 RODRIGUEZ, ROBERT R
16212 BIGGERSTAFF, HOMER L
16215 HOUGHTALING, JOSEPH
16219 DOUCET, AARON T
16229 ESCOBAR, JOSE L
FRANZETTI, JOHN A
16407 COPE, TERRY D
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, JACQUELINE Y
17208 SHAHOLLI, ARBEN
17223 OCCUPANT UNKNOWN,
17600 OAKLEY, JAMES R
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 MCCOMACK, AARON
18019 EHRLICH MECHANICAL

FM 973 N 2005

13500 OCCUPANT UNKNOWN,
13726 COTTEN, RYAN A
13800 OCCUPANT UNKNOWN,
13809 OCCUPANT UNKNOWN,
13860 NICHOLS, CLIDE
13901 COX, LAWRENCE W
13909 MONTAGUE, PAMELA B
13915 FLINTSTONE GROUP
SUNCREST FARM
WARD, ANNETTE L
14005 LAWRENCE, DAVID J
14013 JUNKER, RONALD
14200 BROWN, JOHN W
14208 ROSALES, JESUS
14215 CROUCH / KST ENTERPRISES LTD
14225 FALCON STORAGE
14401 VOELKER WELDING & CONSTRUCTION
VOELKER, STAN D
14411 ESTRADA, GILBERTO A
14623 GITTER DONE COMERCIAL SERVICES
14812 CARRILLO, ALEX
LUTZ / BOLAMAN JIM
15219 GARCIA, JOSPHINE
15230 MCPHIE, EWAN D
15315 AFFORDABLE SPAS
READY, PAUL
15405 KENNY, PATRICIA
15411 SMITH, GARY
15417 SMITH, BYRON R
15501 BOECKER, ARTHUR D
15506 LUCAS, JEFFREY L
15510 LAWRENCE, JOHN D
15600 MCCUTCHEON, LISA
15616 PHELPS, TIM B
15621 OCCUPANT UNKNOWN,
15624 DAHLY, DONALD E
15911 RAESZ, ROBERT E
16205 BALLI, GUSTAVO D
16209 OCCUPANT UNKNOWN,
16212 BIGGERSTAFF, HOMER L
16215 ANSALDUA, JESUS
16219 OCCUPANT UNKNOWN,
16229 ESCOBAR, JOSE L
16407 COPE, TERRY D
16501 GUERRA, EDWARD M
16508 OCCUPANT UNKNOWN,
ULTRA HEALTH CARE
16517 JASEK, DENNIS E
16525 GREENMAN NURSERY
VINCENT, DAVID J

FM 973 N 2005 (Cont'd)

17223 OCCUPANT UNKNOWN,
17517 OCCUPANT UNKNOWN,
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 ADVANCED SYSTEM INC
SANMIGUEL, SANTOS
18019 CROWLEY, SANDRINA
EHRLICH MECHANICAL

APPENDIX M

RECORDS OF COMMUNICATION

Rob Thornton

From: TCSO Open Records Request <tcsor@traviscountytx.gov>
Sent: Friday, January 15, 2021 11:40 AM
To: Rob Thornton
Subject: [EXTERNAL] RE: 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please accept this correspondence in connection with your request for information regarding **14812 N. FM 973**. After a diligent search of the records maintained by this office, I was unable to locate any incidents report by our office with the information provided.

I hope you find this information helpful. Should you have any questions in this regard, please feel free to contact our office.

Karel Macias
Legal Secretary
Travis County Sheriff's Office
PO Box 1748, Austin, Texas 78767
Office: 512-854-9718 **Fax:** 512-854-7270
Website: www.tcsheriff.org

From: Rob Thornton <rob@esepartners.com>
Sent: Thursday, January 7, 2021 3:16 PM
To: TCSO Open Records Request <tcsor@traviscountytx.gov>
Subject: [CAUTION EXTERNAL] 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email is from OUTSIDE Travis County. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

Good Afternoon,

I am conducting a Phase I Environmental Site Assessment on a property in unincorporated Travis County, near the intersection of N. FM 973 and Gregg Lane, which are identified as the following Travis Central Appraisal District (TCAD) Property IDs: 259074 and 259066. I wanted to request any available records regarding any emergency or spill response incidents that Travis County might have for these addresses.

Thanks for your assistance in this matter.

Very respectfully,
Rob

Robert W. Thornton
Staff Environmental Scientist II

ESE Partners, LLC
3839 Bee Cave Road, Suite 150
Austin, Texas 78746
O: 512.859.6500
C: 936.346.9699 | **E**: rob@esepartners.com
www.esepartners.com

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Through Environmental Problem Solving

Request Your Phase I ESA Proposal Here:
http://www.esepartners.com/phase-i-esa-bid-request/

Total Control Panel Login

To: rob@esepartners.com
From: prvs=864970099b=tcsor@traviscountytx.gov

Message Score: 57
My Spam Blocking Level: Medium

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Block traviscountytx.gov

High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

APPENDIX N

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Robert Thornton

Staff Environmental Scientist II, Phase I Environmental Professional



Mr. Thornton joined ESE Partners in 2020 and has over a decade of experience in environmental consulting. He has authored over 1,000 due diligence projects including Phase I Environmental Site Assessments (ESAs). He has also conducted Waters and Wetlands Delineations, Environmental Constraints and Natural Resource Reviews, NEPA Reviews, materials sampling, and SPCC/SWPPP site reviews on sites throughout the United States for a broad range of clients.

EDUCATION
Bachelor of Science, Ocean and Coastal Resources, Texas A&M University Galveston

TRAINING
First Aid and CPR

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

CERTIFICATIONS
Texas Licensed Asbestos Inspector (TX DSHS License Number 603467)

Certified Lead-Based Paint Inspector (US Department of Housing and Urban Development

RELEVANT EXPERIENCE

Phase I ESA

Performed over one-hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers since joining ESE. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, commercial properties, retail centers, multi-family developments, industrial facilities, institutional facilities, and utility-scale renewable energy projects in 46 states. Additionally, Mr. Thornton conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

Construction Materials Sampling

Performed Asbestos Containing Materials and Lead-Based Paint inspections, sampling, and surveys on commercial, industrial, residential, and telecommunications facilities in Texas.

ArcGIS

Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

Natural Resources

Conducted Waters of the U.S. /Wetlands assessments, Section 404 and Section 10 Permitting, Threatened and Endangered Species Reviews, Natural Resources/Environmental Constraints Reviews, Cultural Resource Reviews, FCC NEPA Reviews, NEPA Categorical Exclusion Reviews, and NEPA Environmental Assessments. Conducted biological specimen monitoring, surveys, and pre-construction relocation for protected and endangered species in Texas.

Compliance

Audited numerous oil and gas facilities to identify necessary environmental-related permits and reporting requirements. Conducted field reviews for applications for Storm Water Pollution Prevention Plans (SWP3s). Conducted and maintained Individual Wastewater Permits, Spill Prevention, Control, and Countermeasures (SPCC) Plans, and Pollution Prevention (P2) Plans. Reported to state agencies for Toxic Release Inventory (TRI) report, Tier II reporting, and hazardous waste classification and reporting.

Subsurface Investigations

Assisted in field investigations for several Phase II ESAs in order to verify the presence of chemicals of concern in soil, groundwater, and surface water.



Kathryn O'Gorman, PG

Managing Director of Due Diligence, Senior Geologist

Ms. O'Gorman has over 10 years of experience with environmental due diligence and compliance assistance. As the Managing Director for Due Diligence Business Unit, she directs a team of geologist and scientists on site assessments and investigations on undeveloped, residential, commercial, industrial and oil and gas properties. Various types of environmental reports performed include Phase I Environmental Site Assessments (ESAs) in accordance with ASTM E1527-13 standards, Transaction Screens, Property Condition Assessments (PCAs) and desktop reviews.

EDUCATION
Bachelor of Science, Geology, Texas A&M University

TRAINING
Medic First Aid and CPR

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

Small Business Administration (SBA) SOP 50 10 5(C) & (D)

CERTIFICATION
Texas Board Professional Geoscientists – Professional Geologist (PG), State of Texas License Number 11417

RELEVANT EXPERIENCE

Environmental Due Diligence **–** Managed and performed over 2,300 Phase I ESAs, Transaction Screens and desktop reviews for a variety of clients including prospective purchasers, lending institutions, attorneys, sellers and real estate developers. Trains new employees on proper collection, interpretation and organization of data into technical reports. She reviews work quality prior to client submittal. Additionally, Ms. O'Gorman instructs new employees on conducting interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard. Reviews complex environmental remediation reports and consults clients on next steps. Oversees the coordination and delivery of wetland determinations, threatened and endangered species reviews and cultural resource reviews.

Stormwater Permitting **–** Ms. O'Gorman has five years of experience preparing and managing of the Stormwater Pollution Prevention Plan (SWPPP) in accordance with the TPDES/NPDES Construction and Multi-Sector General Permit, developing best management practices, and conducting monitoring, sampling, training, and reporting to the TCEQ. This also includes identifying best management practices to be installed, implemented, and maintained to minimize the discharge of pollutants in stormwater from each facility. Ms. O'Gorman is responsible for field operations including, but not limited to, site assessments for SWPPPs.

Oil Pollution Prevention **–** Responsible for the preparation and management of Spill Prevention Control and Countermeasure (SPCC) Plans, Facility Response Plans (FRPs), and Oil Spill Response Plans (OSRPs) in accordance with the 40 CFR Part 112, 33 CFR 153.1035, and 49 CFR 194 federal regulations addressing oil pollution prevention. She has prepared oil pollution prevention plans for various industries including

aggregates, manufacturing, oil and gas, pipelines and terminals. Additionally, Ms. O'Gorman is responsible for field operations including, but not limited to, site assessments for SPCCs, FRPs, and OSRPs.

Hazardous Waste and Wastewater – Prepares and manages wastewater permits, industrial wastewater permit applications to the TCEQ, sewer discharge permits to cities and MUD districts, industrial and hazardous waste classification and reporting, and commercial and industrial tax abatement for pollution controls. Ms. O'Gorman has experience with classification of industrial and hazardous waste, pollution prevention planning and contingency planning for hazardous wastes.

Environmental Compliance – Ms. O'Gorman annually prepares and reports Toxic Release Inventories (TRIs) and Tier II inventories to the EPA and regulatory state agencies for various clients located in Texas, Louisiana, Oklahoma, and New Mexico. Ms. O'Gorman is responsible for other projects related to environmental compliance including, but not limited to, the preparation and management of general compliance audits, Pollution Prevention (P2) Plans, commercial and industrial tax abatement for pollution controls, and communicating with regulatory agencies regarding NOVs, project updates, and reporting requirements under various regulations.

Subsurface Investigations – Assisted in site investigations for dozens of Phase II ESAs in order to characterize site conditions and confirm or deny the presence of chemicals of concern in soil, groundwater, surface water, sediment and soil vapor.



Thomas Kirby

Project Environmental Scientist I

Mr. Kirby joined ESE Partners in 2020 and has over three years of experience in environmental consulting and investigations. In his role as Project Environmental Geologist I, his responsibilities include the collection and interpretation of data collected and its organization into technical reports for Phase I ESAs in accordance with ASTM E1527-13 standards. Mr. Kirby has also conducted Municipal Solid Waste (MSW) and Industrial and Hazardous Waste (IHW) investigations throughout North Texas for the Texas Commission on Environmental Quality (TCEQ).

EDUCATION

Master of Science, Integrated Science & Technology, James Madison University

Bachelor of Science, Biology, University of Texas at Arlington

TRAINING

ESRI ArcGIS

OSHA 24-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

RELEVANT EXPERIENCE

Phase I ESA **–** Performed over one hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers with ESE and in a previous environmental consulting role. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, retail centers, multi-family developments, industrial facilities, and institutional facilities throughout the country. Additionally, Mr. Kirby conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

ArcGIS **–** Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

Relevant Experience **–** In his previous role at another environmental firm, Mr. Kirby was responsible for conducting Phase I and II ESAs, impacted material management, preparation of corrective action plans, and Environmental Health & Safety Plans. Additionally, Mr. Kirby's responsibilities encompassed remediation of groundwater and soil at contaminated sites. Remediation activities include but is not limited to Direct-Push Technology (DPT) and hollow-stem auger drilling, installation of wells, soil, vapor, and groundwater sampling, and installation of soil-vapor extraction systems.

Mr. Kirby also previously worked for the Texas Commission on Environmental Quality (TCEQ). At the TCEQ, his responsibilities included conducting on-site and record review investigations for Municipal Solid Waste and Industrial and Hazardous Waste facilities in accordance with state and federal regulations. Mr. Kirby's additional responsibilities at the TCEQ consisted of performing on-site evaluations of permit conditions and providing technical assistance to regulated entities, local governments, and the public regarding state and federal regulations, permit applications, and site-specific compliance questions.

1500 County Road 269
Leander, TX 78641

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

Date: Friday, September 2, 2022

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

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

Dear Aneil Naik,

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

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

~~1. The PUD should have a name.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. **The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.**

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

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

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

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

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

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

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

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

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

Additional comments

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or simililar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be required.

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

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

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

Thank you,



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

DRENNER GROUP

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

September 29, 2022

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

Via Electronic Delivery

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

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or simililar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

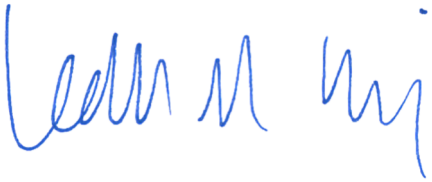
The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

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

Sincerely,



Leah M. Bojo

1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, October 12, 2022

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

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

Dear Aneil Naik,

We have conducted a review of the Gregg Lane Development Preliminary PUD, submitted by Aneil Naik and received by our office on September 30, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Preliminary PUD to Scott Dunlop at the City of Manor for signatures.

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

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Preliminary PUD Site Plan

Project Name: New Haven Development Preliminary PUD
Case Number: 2021-P-1338-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the New Haven Subdivision located near the intersections of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Preliminary PUD Site Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering

BACKGROUND/SUMMARY:

This PUD consists of 272 residential lots, 1 commercial lot, 1 utility lot, 12.5 acres Nature Preserve and 3.5 acres of Parkland. The residential are 190 lots at 50' and 82 lots at 60' wide.

Enhancement over traditional zoning in the PUD include:

- Parkland amenities and trails including a portion of the Wilbarger Creek Regional Trail
  - Parkland fee-in-lieu of $550 per residential lot is also be paid ($149,600)
- Landscape buffers along Gregg Lane and unloaded collector
- Masonry subdivision walls along Gregg Lane and unloaded collector
- Land donation to the City of 2 acres for a water Ground Storage Tank and pressurization facility

PUD variances include:

- 50' wide residential lots
  - 5' side setback, 10 rear setback
  - 60% lot coverage residential, 85% lot coverage commercial

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*YES*
ATTACHMENTS:	*YES*

- Letter of Intent
- PUD
- Aerial Image
- FLUM
- Thoroughfare Plan
- GST Facility Preliminary Plan
- Engineer Comments and Conformance Letter
- Notice Letter and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

DRENNER GROUP

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

June 3, 2021

Mr. Thomas M. Bolt
City Manager
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

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

Dear Mr. Bolt:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Unit Development Application package. The project is titled Gregg Lane PUD and consists of a 90.345-acre tract of land. The Property is located north of Gregg Lane to the west of FM 973.

The proposed development is anticipated to be a mix of commercial use, residential use, and publicly accessible open space. The development is planned to include two acres for commercial retail development, as well as 264 single-family homes on varying lot sizes to provide diverse housing options. Additionally, the PUD will include a public trail and open space connection from north to south, intended to contribute to the City's long-term plans for Wilbarger Creek.

A future roadway is anticipated to bisect the Property based on the Manor Roadway Map. Annexation, zoning, platting, site plan, and building permits are anticipated to be needed in order to develop the 90.345 acres. The site is currently included in a development agreement which stipulates that upon submission of any permit the property owner must voluntarily annex into the City limits. We are requesting concurrent review of these permits, beginning with this PUD application alongside the annexation application.

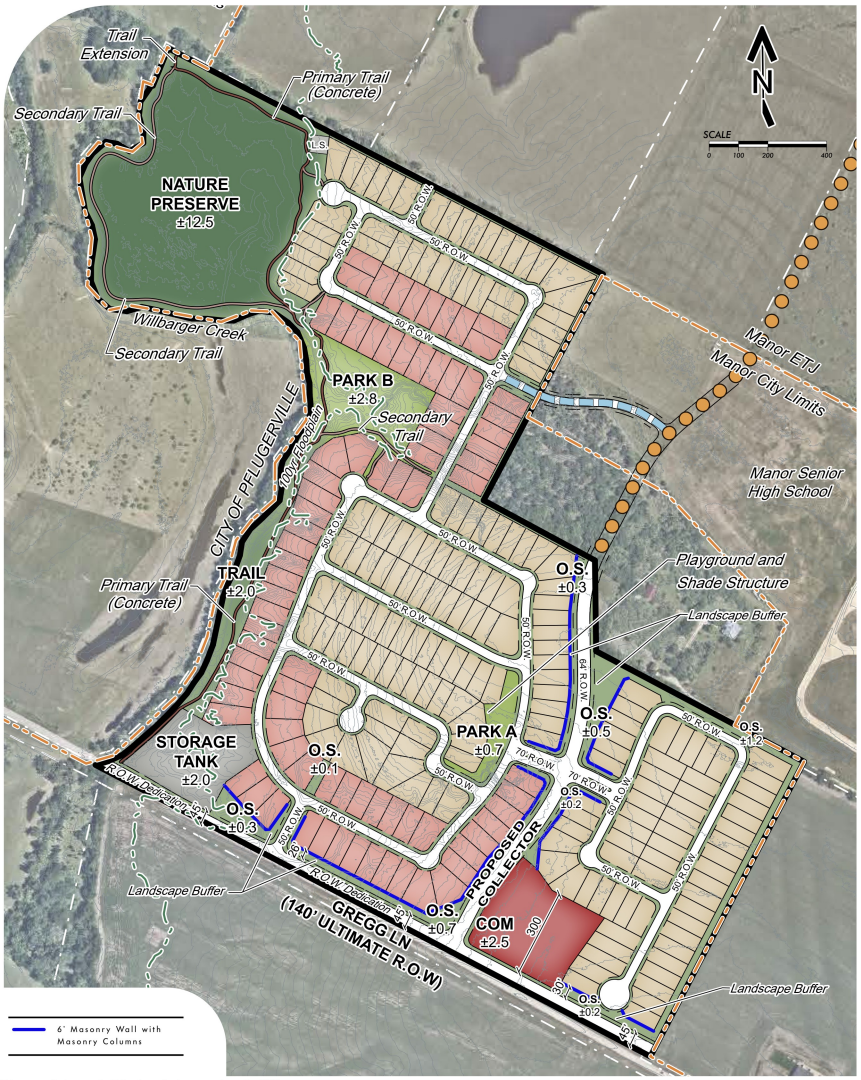
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

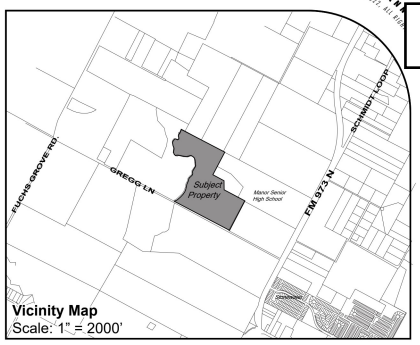


Leah M. Bojo

cc: Scott Dunlop, Development Services Director, City of Manor *(via electronic delivery)*



*Masonry Columns shall be installed approximately 200' apart.



1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.

2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERICIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300 DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

PUD DATA TABLES:

1) APPROVED LAND USES -

	LAND USES	LOTS	ACRES*	TOTAL %
SF	SF RESIDENTIAL - TYP. 50'x120'	190 LOTS	36.3 Ac.	40%
SF	SF RESIDENTIAL - TYP. 60'x125'	82 LOTS	23.3 Ac.	26%
COM	COMMERCIAL		2.5 Ac.	3%
ST	UTILITY		2.0 Ac.	2%
DET	DETENTION/NATURE PRESERVE		12.5 Ac.	14%
DU	PARK/OPEN SPACE		7.1 Ac.	8%
TR	TRAILS		2.0 Ac.	2%
	COLLECTOR		4.6 Ac.	5%
	TOTALS	272 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot SF	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/ac
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(AS DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER

6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU ($550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

NATURE PRESERVE
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trail (Site Connectivity)
3. Benches (300' Approximate Spacing)

PARK A
1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 6' Concrete Sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches

Trail
1. 8' Concrete Primary Trail (Site Connectivity)
2. Benches (300' Approximate Spacing)

Park B
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trail (Site Connectivity)
3. (1) Gazebo
4. Benches (300' Approximate Spacing)
5. Trash Receptacles (300' Approximate Spacing)

8) TRAFFIC

The Traffic Volume will be 4,000 Trips generated to and from this site

9) UTILITIES

SF - 50'	36.3 Ac	190 Lots	190 LUES
SF - 60'	23.3 Ac	82 Lots	82 LUES
Commercial	2.5 Ac	1 Lot	50 LUES
	62.1 Ac		322 LUES

Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design

Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE.

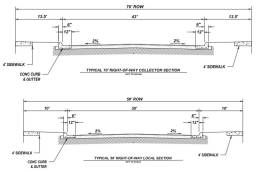
B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF), AND OFF-SITE ACCESSORY PARKING.

C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC.

D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.

E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS



12.) LIST OF ALL REQUESTED VARIANCES

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

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__
BY: _____
JULIE LEONARD, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

a planned unit development
final site plan for

NEWHAVEN PUD

±90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

LAND PLANNER:
META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

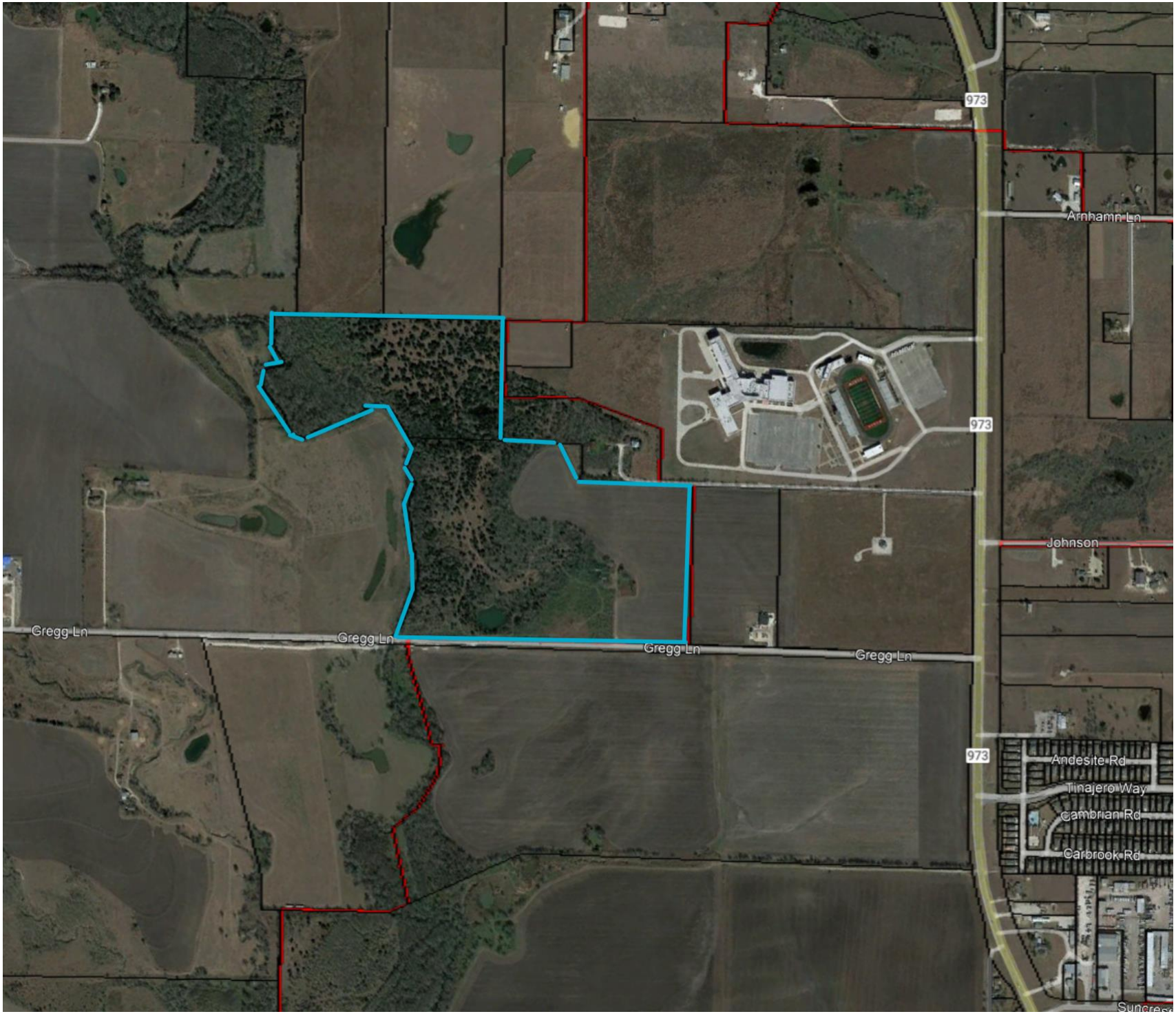
ENGINEER:
JONES|CARTER
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

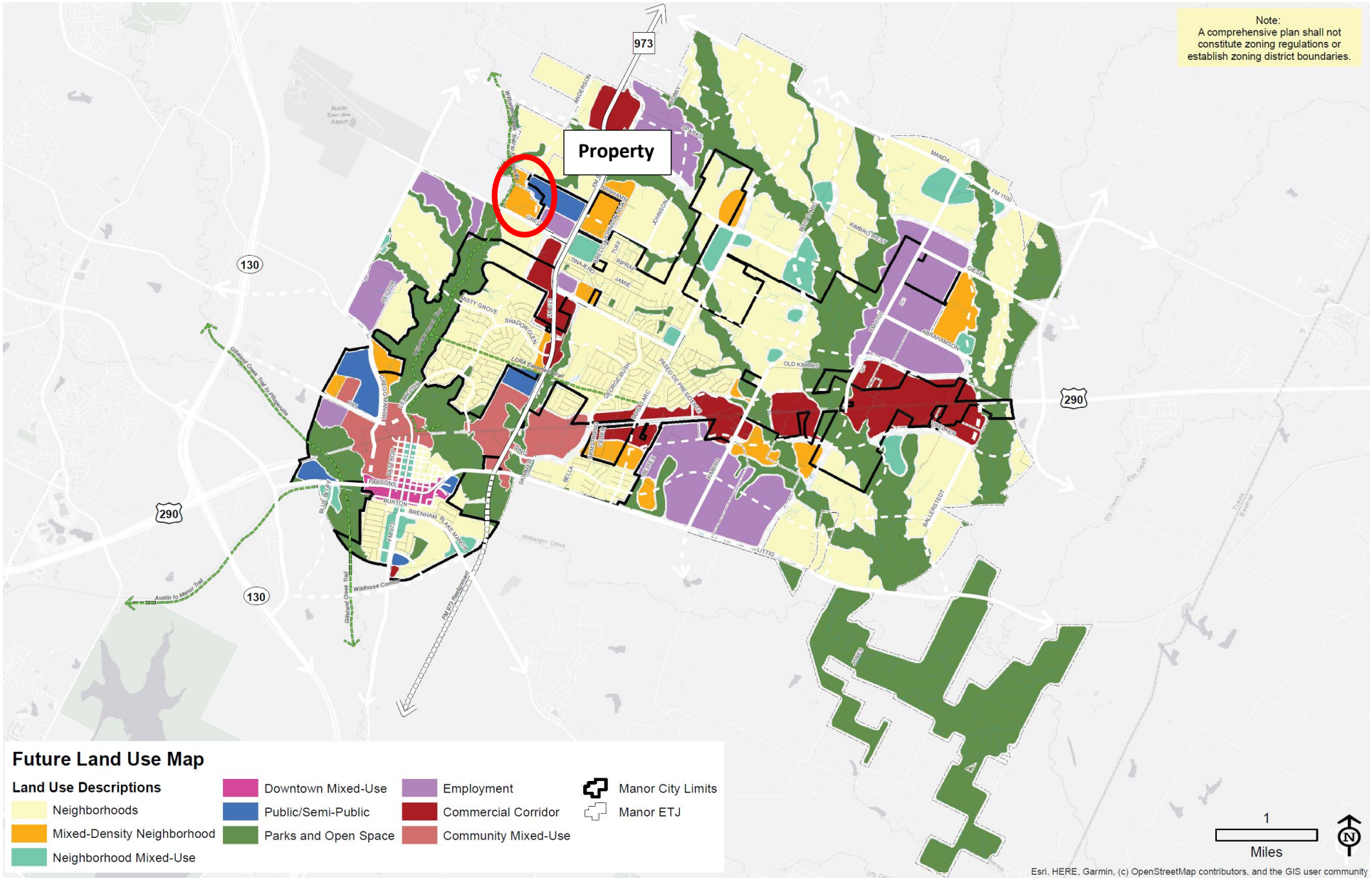
APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400

MTA-78007
OCTOBER 12, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.


973
Arnhamn Ln
973
Johnson
Gregg Ln
Gregg Ln
Gregg Ln
Gregg Ln
973
Andesite Rd
Tinajero Way
Cambrian Rd
Carbrook Rd


Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Property
973
130
290
Future Land Use Map
Land Use Descriptions
Neighborhoods
Mixed-Density Neighborhood
Neighborhood Mixed-Use
Downtown Mixed-Use
Public/Semi-Public
Parks and Open Space
Employment
Commercial Corridor
Community Mixed-Use
Manor City Limits
Manor ETJ
1
Miles
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

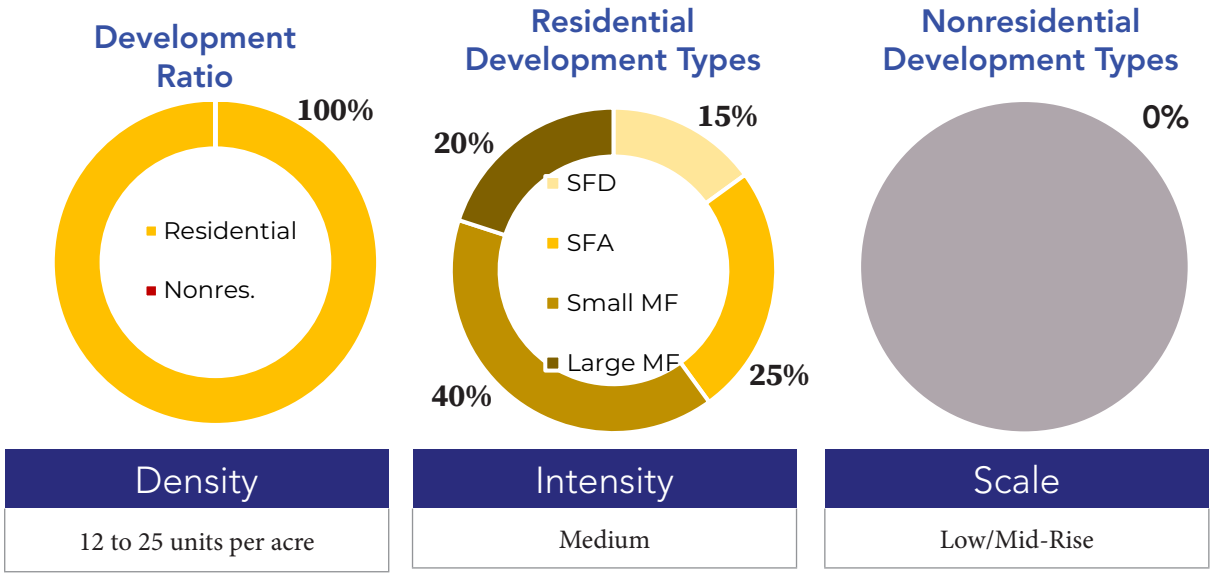
MIXED DENSITY NEIGHBORHOODS

Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes.

This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

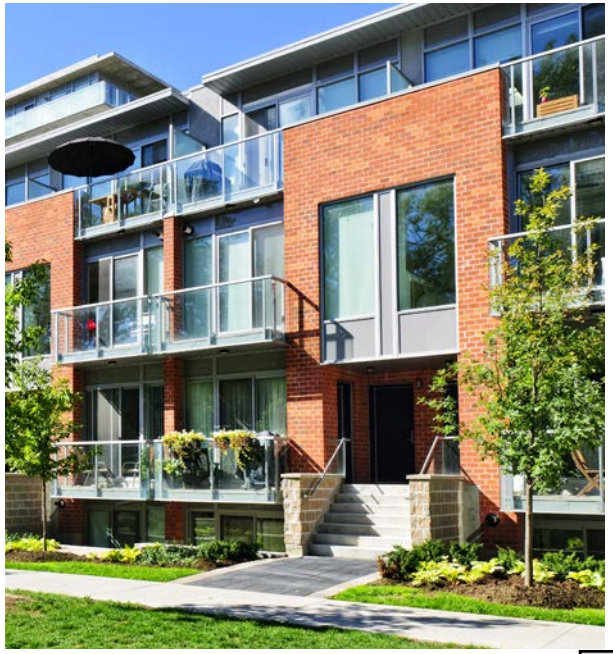
Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



Density	Intensity	Scale
12 to 25 units per acre	Medium	Low/Mid-Rise

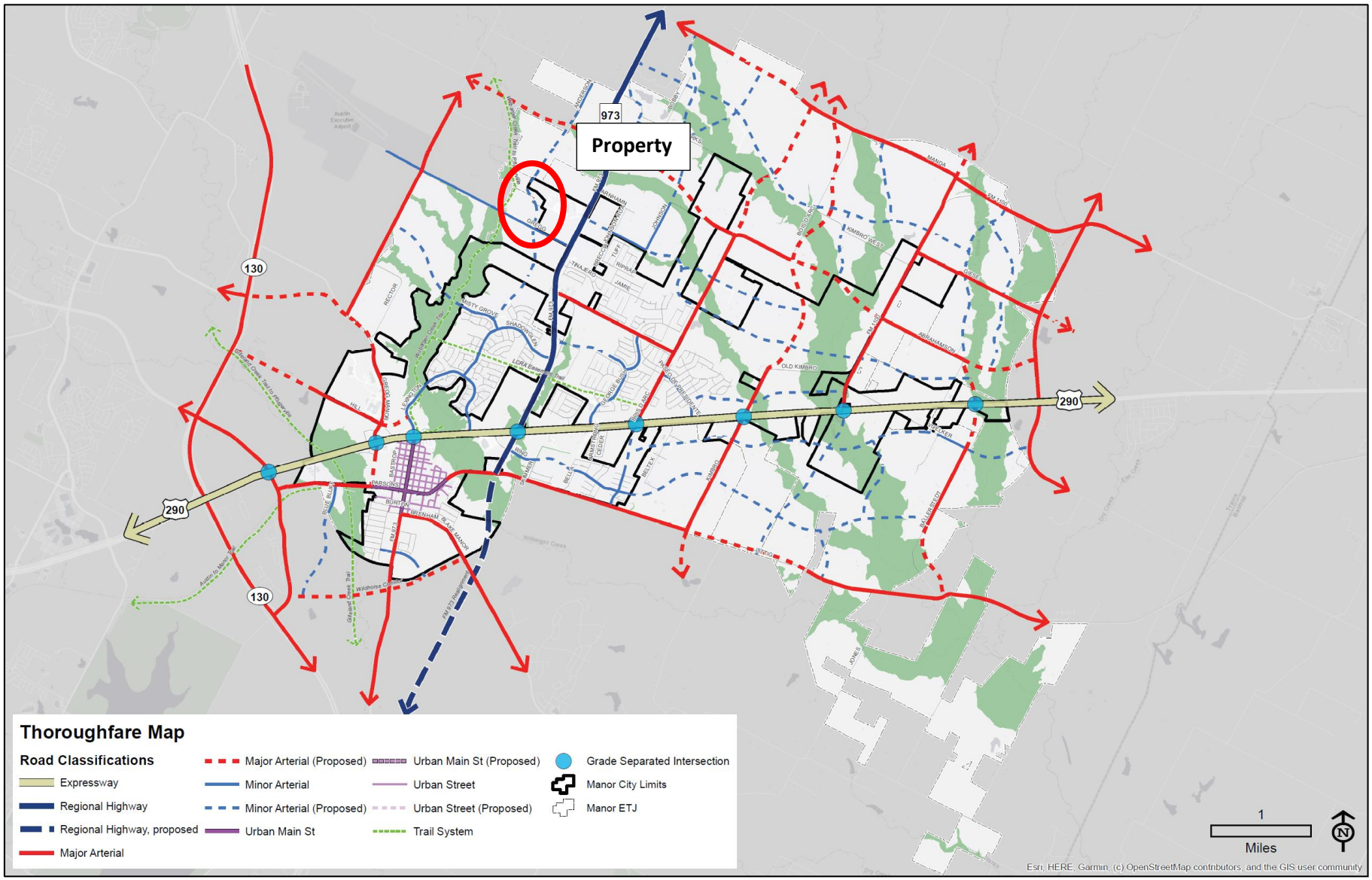






DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or "build-to-rent" products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)	●●●●●	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●○○	Appropriate when adjacent to retail and employment opportunities, with superior access to open space and roadways. Should be integrated with small multifamily and other missing middle housing options.
Mixed-Use Urban, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	
Shopping Center, Community Scale	●○○○○	
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

THOROUGHFARE MAP



Wilbarger Creek

HP Tank

Pump Sta.

500k GST (73'x16')

Chem. Feed

GEN SET

Future Road

GREGG LANE

5' X 10' BOX CULVERT FL=513.76

JAY ENG

GBA

0 20' 40' 80'

Scale: 1" = 40'

1' CONTOURS SHOWN

GST FACILITY @ GREGG LANE

G:\15318\Civil 3D\Production Drawings\Exhibits\15318_GST Facility Gregg Lane_Exh 1.dwg

1500 County Road 269
Leander, TX 78641

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

Date: Friday, July 2, 2021

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

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

Dear Aneil Naik,

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

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

1. The PUD should have a name.

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

3. The required City signature blocks were not provided.

4. No secondary access for the site was provided.

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

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

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

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

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

10. Will any parkland be dedicated to the City?

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you,

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

DRENNER GROUP

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

March 7, 2022

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

Via Electronic Delivery

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

Dear Mr. Dunlop:

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

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This label is now provided along with the PUD title.

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

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

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

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

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

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

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

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

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

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

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

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

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

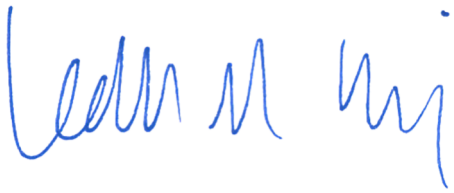
This information has been provided in the land plan and under PUD Data Tables, item #6.

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

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

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

Sincerely



Leah M. Bojo

1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 9, 2022

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

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

Dear Aneil Naik,

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

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

~~1. The PUD should have a name.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you,



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

DRENNER GROUP

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

July 29, 2022

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

Via Electronic Delivery

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

Dear Mr. Dunlop:

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

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

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

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

A variances table has been added into the PUD plan document.

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

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

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

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

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

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

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

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

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

NATURE PRESERVE

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

PARK A

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

TRAIL

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

PARK B

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

4. **Benches (300' Approximate Spacing)**
5. **Trash Receptacles (300' Approximate Spacing)**

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.

This document is included as an attachment to this comment response. See attachment.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.

Proposed Streets will be included and shown on the Preliminary Plan at the time of submittal.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Information required to demonstrate the adequacy of water, drainage, sewage facilities, and other necessary utilities will be provided to the City. As this PUD document is limited in the scope of what can be shown, we would propose that adequacy of utilities be demonstrated within the Public Improvements Construction Plans that will need to be submitted and approved by the City of Manor.

22. Please provide a copy of the land plan that is referenced in the comment responses.

This statement was in reference to the image at the top left in the PUD document itself, which reflects land uses, right-of-way widths, etc.

23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.

We propose to meet parkland requirements by paying the base amount parkland fee. Further, since our previous submittal, we have coordinated with City staff in regard to a lot for needed City water infrastructure and improvements.

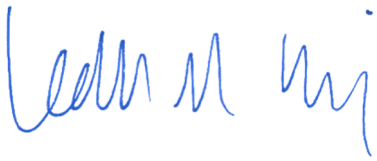
24. The proposed collector roadway needs to be realigned to the west.

The roadway has been realigned further west to both accommodate the existing resident north of our site and to align with the design of the North-South Collector being constructed by the KB Homes site to our northeast.

In addition to this updated submittal, we are providing you with the Development Agreement which contains language for concurrent processing, as well as language outlining the process between the traffic impact analysis (TIA) and subdivision improvements.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Approximately 92.95 Acres

0 Gregg Lane

Manor, Travis County, Texas

DATE: JANUARY 19, 2021

PROJECT: 20-1178

DOC NO.: REP-20-1178-001 REV 0

PREPARED FOR:

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ABBREVIATIONS

AMSL	Above Mean Sea Level
AST	Above Ground Storage Tank
ASTM	American Society of Testing and Materials
BER	Business Environmental Risk
BSA	TCEQ Brownfields Database (BSA)
CORRACTS	Corrective Action
CREC	Controlled Recognized Environmental Condition
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
ESE	Environmental Science and Engineering Partners, LLC
FEMA	Federal Emergency Management Agency
HREC	Historical Recognized Environmental Condition
GIS	Geographic Information System
LPST	Leaking Petroleum Storage Tank
LQG	Large Quantity Generator
MSWLF	Texas Municipal Solid Waste Landfills
NON-CORRACTS	Non- Corrective Action
PCB	Polychlorinated Biphenyls
PST	Petroleum Storage Tank
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RRC	Railroad Commission of Texas
SQG	Small Quantity Generator
TCEQ	Texas Commission on Environmental Quality
USGS	United States Geological Survey
VSQG	Very Small Quantity Generator

EXECUTIVE SUMMARY

Environmental Science and Engineering Partners, LLC (ESE) has conducted a Phase I Environmental Site Assessment (ESA) on behalf of SVAG Investments, LLC for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas (the Site). The Phase I ESA was performed in accordance with the ASTM E 1527-13 guidance document, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The Phase I ESA included: (a) a historical records review; (b) a regulatory agency records review; and (c) a walk-through Site inspection and drive-by reconnaissance of the surrounding area. The following summarizes ESE's significant findings.

Findings

The Site, located at 0 Gregg Lane and 14812 North FM Road 973, consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. According to historical information reviewed, the Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. Based upon the records review, Site reconnaissance, and information obtained through various interviews and inquiries, ESE did not identify any known or suspect *recognized environmental conditions (RECs)* (including vapor concerns), *historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs),* or *de minimis* conditions in connection with the Site.

Opinion

It is the opinion of ESE that no *RECs, HRECs,* or *CRECs* exist in connection with the Site.

Conclusions

ESE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas (the Site). Any exceptions to, or deletions from, this practice are described in ***Section 8*** of this report. This assessment has revealed no evidence of *RECs, HRECs,* or *CRECs* in connection with the Site.

1 INTRODUCTION

Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, retained ESE to conduct a Phase I ESA for the property located at 0 Gregg Lane in Manor, Travis County, Texas. The scope of work for this ESA was detailed in ESE's proposal (PROP-20-1178-001 Rev 0), dated December 28, 2018.

1.1 Purpose

The purpose of the Phase I ESA is to identify any "recognized environmental conditions" associated with the Site as defined in the ASTM guidance, ASTM E 1527-13. Recognized environmental conditions include the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. Recognized environmental conditions also include hazardous substances or petroleum products even under conditions in compliance with environmental laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. In accordance with ASTM E 1527-13, the following non-scope considerations are not included in this Phase I ESA unless otherwise discussed within the report: asbestos-containing materials; biological agents; cultural and historic resources; ecological resources; endangered species; health and safety; indoor air quality unrelated to releases of hazardous substances or petroleum products; industrial hygiene; lead-based paint; lead in drinking water; mold; radon; regulatory compliance; and wetlands.

1.2 Detailed Scope-of-Services

ESE conducted the following scope of work for the ESA:

- Walk-through Site inspection;
- Drive-by observation of adjacent properties and the Site vicinity;
- Federal and State regulatory agency environmental database reviews;
- Review of aerial photographs;
- Review of historic documents from local agencies;
- Review of historic documents from the user and/or Site owner;
- Site history/land use review; and
- Report preparation including conclusions.

1.3 Significant Assumptions

Significant assumptions concerning environmental issues associated with the Site have not been made.

1.4 Data Gaps

ESE has not received a completed Owner/Occupant Inquiry. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC. Additionally, aerial photographic coverage was not available for the decade of 1940 – 1949. No other data gaps exist for this Phase I ESA.

1.5 Limitations and Exceptions of Assessment

Specific to this Phase I ESA, the lack of evidence of the presence of hazardous materials following completion of the tasks of a reasonable and mutually agreed-upon scope-of-work does not guarantee the absence of such materials; rather, it only indicates that none were found as a result of the services provided. A warranty or guarantee regarding the presence or absence of hazardous materials that could potentially affect the Site is not provided. ESE has provided reasonable professional judgment of possible hazardous materials issues and has performed the agreed-upon services in accordance with standardized guidelines for conducting Phase I ESAs.

1.6 Special Terms and Conditions

This ESA cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions associated with the Site. Performance of the ESA is intended to significantly reduce, but not eliminate, uncertainty regarding the potential for such conditions.

This report does not constitute an appraisal of value or legal opinion, and ESE makes no representations or warranties of the fitness of the property for any specific use or value. ESE assumes no responsibility for the client's, or a third party's, misinterpretation of or improper use of this report.

1.7 User Reliance

This ESA was prepared for the sole use of SVAG Investments, LLC and their respective affiliates, investors, attorneys, and lenders. No other party should rely on the information contained herein without prior written consent of ESE and SVAG Investments, LLC.

2 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site (***Figures 1*** and ***2***) is located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas and consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. The following information for the Site was obtained from the Travis Central Appraisal District (Travis CAD):

Property ID	Owner Name / Mailing Address	Legal Description	Property Address	Land Area (Acres)	Building Area (Square Feet)
259074	James T Lutz & Alexandra Carrillo 14812 FM 973 N Manor, TX 78653	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)	14812 N FM RD 973 Manor, TX 78653	40.905	2,075
259066	Alexandra Carrillo & James T Lutz et al 14812 FM 973 N Manor, TX 78	ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)	Gregg Ln Manor, TX 78653	60.292	761

Note that the Site consists of approximately 92.95 acres out of the 101.197 acres described above. Copies of Travis CAD documents are included in ***Appendix A***.

2.2 Site and Vicinity Characteristics

The Site consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. The surrounding properties are predominantly agricultural crop or pastureland.

2.3 Current Use of the Property

At the time of the reconnaissance, the Site was primarily undeveloped woodland and agricultural cropland, with four (4) agricultural barns, that utilized the Site for wildlife preserve and agricultural purposes.

2.4 Site Improvements

The Site is improved with four (4) agricultural barn structures.

2.5 Current Uses of Adjoining Property

Adjoining property uses are detailed in the following table.

Direction	Property Uses
Northeast	Agricultural land (No Addresses), single-family residence (14812 FM 973), and Manor Senior High School (14832 FM 973)
Southeast	Agricultural land (No Addresses)
Southwest	Right-of-way for Gregg Lane, followed by agricultural land (No Addresses)
Northwest	Wilbarger Creel followed by agricultural land (No Addresses)

3 USER PROVIDED INFORMATION

3.1 Valuation Reduction for Environmental Issues

ESE provided Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, with a User Questionnaire to be completed and returned. Mr. Kaschak is not aware of any valuation reduction for environmental issues. A copy of the completed User Questionnaire is included in ***Appendix E***.

3.2 Owner, Property Manager, and/or Occupant Information

ESE provided Mr. Jim Lutz, Site owner, with an Owner/Occupant Inquiry to be completed and returned. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. A copy of a blank Owner/Occupant Inquiry is included in ***Appendix E***.

3.3 Previous Environmental Report

No previous environmental reports were provided to ESE for review.

3.4 Reason for Performing the Phase I ESA

The Phase I ESA was performed to identify potential recognized environmental conditions at the Site as defined by ASTM guidance document E-1527-13.

4 RECORDS REVIEW

Information pertaining to regulated facilities within the ASTM specified search radii of the Site is contained in the EDR Radius Map Report. The EDR report includes information obtained from EPA electronic databases, State of Texas electronic databases, and other readily available information sources. ESE reviewed the information contained in the EDR database report for regulated sites in the vicinity of the Site that have reported problems with potentially hazardous substances or are known to handle potentially hazardous substances. A brief summary of the EDR database report accompanied by an explanation of each regulatory database list is presented below. The complete EDR database report is included in ***Appendix B***.

4.1 ASTM Standard Federal and State Regulatory Database Facilities

The ASTM standard federal and state database search performed by EDR included a search of the following ASTM standard federal and state databases:

Database	Acronym	Search Radius (miles)	Identified Within Search Radius
National Priority List	NPL	1.0	0
Proposed National Priority List Sites	Proposed NPL	1.0	0
Federal Superfund Liens	NPL Liens	Site only	0
National Priority List Deletions	Delisted NPL	1.0	0
Federal Facility Site Information Listing	FEDERAL FACILITY	0.5	0
Superfund Enterprise Management System	SEMS	0.5	0
CERCLIS No Further Remedial Action Planned	SEMS-ARCHIVE	0.5	0
Corrective Action Report	CORRACTS	1.0	0
RCRA – Treatment, Storage, and Disposal	RCRA-TSDF	0.5	0
RCRA – Large Quantity Generators	RCRA-LQG	0.25	0
RCRA – Small Quantity Generators	RCRA-SQG	0.25	0
RCRA – Very Small Quantity Generators	RCRA-VSQG	0.25	0
Land Use Control Information System	LUCIS	0.5	0
Engineering Controls Sites List	US ENG CONTROLS	0.5	0
Sites with Institutional Controls	US INST CONTROL	0.5	0
Emergency Response Notification System	ERNS	Site only	0

State Superfund Registry	SHWS	1.0	0
Permitted Solid Waste Facilities	SWF/LF	0.5	0
Hurricane Harvey Temporary Debris Management Sites	DEBRIS	0.5	0
Closed Landfill Inventory	CLI	0.5	0
Commercial Hazardous & Solid Waste Management Facilities	WASTEMGT	Site only	0
Leaking Underground Storage Tanks on Indian Land	INDIAN LUST	0.5	0
Leaking Petroleum Storage Tank Listing	LPST	0.5	0
Underground Storage Tank Listing	FEMA UST	0.25	0
Petroleum Storage Tank Database	UST	0.25	0
Petroleum Storage Tank Database	AST	0.25	0
Underground Storage Tanks on Indian Land	INDIAN UST	0.25	0
Sites with Controls	AUL	0.5	0
Voluntary Cleanup Priority Listing	INDIAN VCP	0.5	0
Voluntary Cleanup Program Database	VCP	0.5	0
Brownfields Site Assessments	BROWNFIELDS	0.5	0

4.2 Additional Environmental Records

The Additional Environmental Records search performed by EDR included a search of the following additional environmental databases:

Database	Acronym	Search Radius (miles)	Identified Within Search Radius
A Listing of Brownfields Sites	US BROWNFIELDS	0.5	0
Recycling Facility Listing	SWRCY	0.5	0
Report on the Status of Open Dumps on Indian Lands	INDIAN ODI	0.5	0
Open Dump Inventory	ODI	0.5	0
Torres Martinez Reservation Illegal Dump Site Locations	DEBRIS REGION 9	0.5	0
Open Dumps on Indian Land	IHS OPEN DUMPS	0.5	0
National Clandestine Laboratory Register	US HIST CDL	Site only	0
Dry Cleaner Remediation Program Prioritization List	PRIORITY CLEANERS	0.5	0
Deleted Superfund Registry Sites	DEL SHWS	1.0	0
Clandestine Drug Labs	US CDL	Site only	0
Environmental Liens Listing	HIST LIENS	Site only	0
Environmental Liens Listing	LIENS	Site only	0
CERCLA Lien Information	LIENS 2	Site only	0
Hazardous Materials Information Reporting System	HMIRS	Site only	0
Emergency Response Data	SPILLS	Site only	0
Spills 90	SPILLS 90	Site only	0
Spills 80	SPILLS 80	Site only	0
RCRA – Non Generators/No Longer Regulated	RCRA-NonGen/NLR	0.25	0
Formerly Used Defense Sites	FUDS	1.0	0
Department of Defense Sites	DOD	1.0	0
State Coalition for Remediation of Drycleaners Listing	SCRD DRYCLEANERS	0.5	0
Financial Assurance Information	US FIN ASSUR	Site only	0

EPA Watch List	EPA WATCH LIST	Site only	0
2020 Corrective Action Program List	2020 COR ACTION	0.25	0
Toxic Substances Control Act	TSCA	Site only	0
Toxic Chemical Release Inventory System	TRIS	Site only	0
Section 7 Tracking Systems	SSTS	Site only	0
Records of Decision	ROD	1.0	0
Risk Management Plans	RMP	Site only	0
RCRA Administrative Action Tracking System	RAATS	Site only	0
Potentially Responsible Parties	PRP	Site only	0
PCB Activity Database System	PADS	Site only	0
Integrated Compliance Information System	ICIS	Site only	0
Federal Insecticide Fungicide & Rodenticide Act/Toxic Substance Control Act Tracking System	FTTS	Site only	0
Material Licensing Tracking System	MLTS	Site only	0
Steam-Electric Plan Operation Data	COAL ASH DOE	Site only	0
Coal Combustion Residues Surface Impoundments List	COAL ASH EPA	0.5	0
PCB Transformer Registration Database	PCB TRANSFORMER	Site only	0
Radiation Information Database	RADINFO	Site only	0
Federal Insecticide Fungicide & Rodenticide Act/Toxic Substance Control Act Tracking System Administrative Case Listing	HIST FTTS	Site only	0
Incident and Accident Data	DOT OPS	Site only	0
Superfund (CERCLA) Consent Decrees	CONSENT	1.0	0
Indian Reservations	INDIAN RESERV	1.0	0
Formerly Utilized Sites Remedial Action Program	FUSRAP	1.0	0
Uranium Mill Tailings Sites	UMTRA	0.5	0
Lead Smelter Sites	LEAD SMELTERS	Site only	0
Aerometric Information Retrieval System Facility Subsystem	US AIRS	Site only	0
Mines Master Index File	US MINES	0.25	0
Abandoned Mines	ABANDONED MINES	0.25	0
Facility Index System/Facility Registry System	FINDS	Site only	0
Unexploded Ordnance Sites	UXO	1.0	0

Enforcement & Compliance History Information	ECHO	Site only	0
Hazardous Waste Compliance Docket Listing	DOCKET HWC	Site only	0
EPA Fuels Program Registered Listing	FUELS PROGRAM	0.25	0
Current Emission Inventory Data	AIRS	Site only	0
Affected Property Assessment Report Site Listing	APAR	Site only	0
Asbestos Notification Listing	ASBESTOS	Site Only	0
Coal Ash Disposal Sites	COAL ASH	0.5	0
Drycleaner Registration Database Listing	DRYCLEANERS	0.25	0
Edwards Aquifer Permits	ED AQUIF	Site only	0
Notice of Violations Listing	ENF	Site only	0
Financial Assurance Information Listing	FINANCIAL ASSURANCE	Site only	0
Groundwater Contamination Cases	GCC	Site only	0
Industrial & Hazardous Waste Database	Ind. Haz Waste	0.25	0
Industrial & Hazardous Waste Corrective Action Database	IHW CORR ACTION	0.25	0
PST Stage 2	PST STAGE 2	0.25	0
Compliance History Listing	COMP HIST	Site only	0
Innocent Owner/Operator Program	IOP	Site only	0
Municipal Settings Designations Database	MSD	0.5	0
NPDES Permit Listing	NPDES	Site only	0
Radioactive Waste Sites	RWS	Site only	0
Tier 2 Chemical Inventory Reports	TIER 2	Site only	0
Underground Injection Wells Database Listing	UIC	Site only	0
EDR Proprietary Manufactured Gas Plants	EDR MGP	1.0	0
EDR Exclusive Historic Auto Stations	EDR Hist Auto Stat	0.25	0
EDR Exclusive Historic Dry Cleaners	EDR US Hist Cleaners	0.25	0
Recovered Government Archive Solid Waste Facilities List	RGA HWS	Site only	0
Recovered Government Archive Solid Waste Facilities List	RGA LF	Site only	0

4.2.1 Orphan Sites

No Orphan Sites (sites with poor or inadequate address information which cannot be mapped by EDR's automated system) were located within the Site vicinity.

4.3 Vapor Encroachment Screen

ESE utilized EDR's Vapor Encroachment Worksheet to identify the potential for vapor encroachment conditions at the Site and surrounding properties. Based on ESE's review of listings from federal and state electronic databases and other readily available information sources, vapor encroachment is not expected to have affected the Site. The EDR Vapor Encroachment Screen report is included in ***Appendix K***.

4.4 History of Property Use

The Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. The following records were reviewed in order to assess historical property use.

4.4.1 Review of Historical Aerial Photographs

Historical aerial photographs were utilized to assess historic Site and Site vicinity land use and to identify potential areas of environmental concern. In general, one (1) aerial photograph was obtained for the Site for each of the preceding six (6) decades.

ESE reviewed the aerial photographs to identify historical land use for the Site and surrounding areas and to identify any visible potential areas of concern such as distressed vegetation, storage tanks, surface impoundments, pipelines, energy exploration and production activities, or uncontrolled garbage or waste disposal. No indications of environmental issues at the Site were noted upon a review of the historical aerial photographs. A summary of the observations made by ESE during the historical aerial photograph review is presented in attached ***Table 1***. Copies of the historical aerial photographs are included in ***Appendix C***.

4.4.2 Review of Historical Topographic Maps

Historical topographic maps were reviewed to assess historic Site and Site vicinity land use and to identify potential areas of environmental concern. Historical topographic maps from 1968, 1973, 1987, and 2019 were utilized to assess historic Site and vicinity land use and to identify potential areas of environmental concern. The following table summarizes the historical topographic map review findings.

Topographic Map Year	Comments
1968	The Site is depicted as undeveloped land with one (1) residential structure and three (3) barns. The surrounding area is depicted as undeveloped and agricultural land, with limited residential and agricultural structures.
1973	The Site and surrounding area remain relatively unchanged since 1968.
1987	The Site and surrounding area remain relatively unchanged since 1973.
2019	The Site and surrounding area remain relatively unchanged since 1987, with the exception structures are not depicted on the map.

No items of apparent environmental concern were noted. Copies of topographic maps are included in ***Appendix D***.

4.4.3 Review of Oil, Gas and Pipeline Data

ESE reviewed information made available through the Railroad Commission of Texas (RRC) Public Geographic Information System (GIS) to determine whether or not oil and gas exploration/production activities have ever taken place within the Site boundaries and to identify the existence of possible onsite pipelines. According to the RRC GIS, there is no evidence of pipelines or oil and gas exploration/production activities within the Site boundaries. A copy of the RRC GIS map is included in ***Appendix J***.

4.4.4 Environmental Liens

ESE reviewed data provided within the EDR Radius Report regarding activity and use limitations (AULs), historical environmental liens listings, and TCEQ liens placed against State and Federal Superfund sites filed with the TCEQ and Federal CERCLA liens filed at the EPA. A copy of the EDR Radius Report is included in ***Appendix B***. No environmental liens or AULs filed with the TCEQ or EPA were found in connection with the Site.

ESE has not conducted a review of recorded land title records or a judicial review and has left this obligation to the user. The completed User Questionnaire indicates that no environmental liens or AULs are known to be connected with the Site. A copy of the completed questionnaire is included in ***Appendix E***. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC.

4.4.5 Review of Sanborn Maps

ESE reviewed a Sanborn Map report provided by EDR. Sanborn Map coverage was not available for the immediate Site vicinity. A copy of the EDR Sanborn Map Report is included in ***Appendix I***.

4.4.6 Review of City Directories

ESE reviewed a City Directory Report for the Site and surrounding area prepared by EDR. A city directory was searched approximately every five (5) years back to 1958. The following tables indicate historical uses of interest for the Site and surrounding properties. A copy of the EDR City Directory Report is included in ***Appendix L***.

Year(s)	0 Gregg Lane, 14812 FM 973 North
2005	Residential Listing (14812 FM 973 North)
2010	Residential Listing (14812 FM 973 North)
2014	Residential Listing (14812 FM 973 North)

2017	Residential Listing (14812 FM 973 North)

The northern parcel of the Site is proposed to be subdivided off from a parent parcel addressed at 14812 FM 973 North. The listings for 14812 FM 973 North correspond to the single-family residence adjacent northeast of the Site. There are no available listings for Gregg Lane.

Year(s)	Adjacent Northeast – 14812, 14832 FM 973 North
2005	Residential Listing (14812 FM 973 North)
2010	Residential Listing (14812 FM 973 North)
2014	Residential Listing (14812 FM 973 North)
	Manor Independent School District (14832 FM 973 North)
2017	Residential Listing (14812 FM 973 North)
	Manor Independent School District (14832 FM 973 North)

Based on historical use, properties to the adjacent northeast of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Southeast – No Address
N/A	No Listings

Based on historical use, properties to the adjacent east of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Southwest – No Address
N/A	No Listings

Based on historical use, properties to the adjacent south of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Northwest – No Address
N/A	No Listings

Based on historical use, properties to the adjacent west of the Site do not present an environmental concern to the Site.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Site was assessed by a walk-through inspection. Only visually observable conditions were noted; therefore, an evaluation of subsurface conditions was not included in the assessment.

5.2 General Site Setting

The Site is comprised of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns, located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas.

5.3 Site Reconnaissance

Mr. Robert W. Thornton, Staff Environmental Scientist II with ESE, conducted a reconnaissance of the Site on January 11, 2021. The objective of the Site reconnaissance was to determine if visually observable indications of *RECs* exist at the Site or in the areas immediately surrounding the Site. Photographic documentation collected during the Site reconnaissance is presented in ***Appendix F***. The findings of the Site reconnaissance are presented in the following sections.

The Site was accessed from the east via an access driveway that spurs off of FM 973 North and south via an access driveway that spurs off of Gregg Lane. The Site was improved with four (4) agricultural barn structures. ESE observed one (1) 500-gallon empty AST (presumed former diesel fuel containing) along the western side of an agricultural barn. Additionally, ESE observed routine quantities (5 gallons or less) of automobile maintenance chemicals, such as petroleum products and paints, located in the barns. No surface staining or stressed vegetation was observed in the vicinity of these chemical storage areas or empty AST.

ESE observed former water cisterns near the barns and the tops of septic tanks in the vicinity of the former residence in the southern portion of the Site. ESE did not observe any indications of break-out or seep near the septic tanks.

The majority of the Site was undeveloped woodland or agricultural cropland.

There were no indications, visual or otherwise, of conditions that appeared to present an environmental concern to the Site.

A site map is available as ***Figure 2***.

5.4 Topography and Surface Water Characteristics

According to the 2019 Pflugerville East, Texas 7.5-minute United States Geological Survey (USGS) Topographic Quadrangle Map, the Site is located at an elevation range of approximately

525- through 595-feet Above Mean Sea Level (AMSL). The topographic map of the Site is included in ***Appendix D***.

5.5 Stormwater Runoff and Drainage Paths

Stormwater runoff appears to be directed by overland flow toward Wilbarger Creek located adjacent to the northwestern boundary of the Site.

5.6 Flood Potential

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map (FIRM) Number FM48491C0675F, western portions of the Site are located within the 100-year floodplain. The FEMA map of the Site is included in ***Appendix H***.

5.7 Nearest Surface Water

The nearest surface water bodies are four (4) ponds located on the Site.

5.8 Wetlands

A wetlands assessment was not included in the scope of work for the Phase I ESA.

5.9 Regional Geologic Characterization

According to the 2007 Geologic Database of Texas, published by the USGS, the uppermost geologic formations in the area of the Site consists of the Navarro and Taylor Groups undivided and Quaternary high gravel deposits. A geologic map of the Site is attached in ***Appendix G***.

5.10 Regional Hydrogeology

According to the Texas Water Development Board description of major aquifers posted on their official web page, the Site is located over the Northern Portion of the Trinity Aquifer System. *The Trinity Aquifer is a major aquifer that extends across much of the central and northeastern part of the state. It is composed of several smaller aquifers contained within the Trinity Group. Although referred to differently in different parts of the state, they include the Antlers, Glen Rose, Paluxy, Twin Mountains, Travis Peak, Hensell, and Hosston aquifers. These aquifers consist of limestones, sands, clays, gravels, and conglomerates. Their combined freshwater saturated thickness averages about 600 feet in North Texas about 1,900 feet in Central Texas.*

In general, groundwater is fresh but very hard in the outcrop of the aquifer. Total dissolved solids increase from less than 1,000milligrams per liter in the east and southeast to between 1,000 and

5,000 milligrams per liter, or slightly to moderately saline, as the depth to the aquifer increases. Sulfate and Chloride concentrations also tend to increase with depth.

The aquifer is one of the most extensive and highly used groundwater resources in Texas. Although its primary use is for municipalities, it is also used for irrigation, livestock, and other domestic purposes. Some of the state's largest water level declines, ranging from 350 to more than 1,000 feet, have occurred in counties along the IH-35 corridor from McLennan County to Grayson County. These declines are primarily attributed to municipal pumping, but they have slowed over the past decade as a result of increasing reliance on surface water.

5.11 Site Inspection Summary

The Site is currently undeveloped land, agricultural land, and three (3) agricultural barns.

ASTM E-1527-13 requires several conditions to be investigated, in addition to the conditions previously addressed in this report. No indications of the following conditions were observed on the Site at the time of the reconnaissance:

- Obvious Odors
- Evidence of Landfills, Dumping or Burial Activities
- Evidence of Air Emissions or Wastewater Discharge
- Evidence of Industrial or Manufacturing Activities
- Monitor Wells or Remedial Activities
- Evidence of Leachate or Seeps
- Evidence of Distressed, Discolored or Stained Vegetation
- Evidence of Chemical Spills or Releases
- Evidence of Groundwater and Surface Water Contamination
- Production or Refinery Activities
- Evidence of Farm Waste Concerns
- Discharges, Leachate, Migration or Runoff of Potential Contaminants from Offsite Sources
- UST Systems
- Heavy Equipment
- Railroad Lines
- Miscellaneous Waste and Equipment
- Onsite Regulated Substances
- Other Known or Environmentally Sensitive Conditions

6 INTERVIEWS

In compliance with the "*all appropriate inquiry*" requirements of ASTM E 1527-13 and to qualify for Landowner Liability Protections (LLP), ESE provided Mr. Jim Lutz, Site owner, with an Owner/Occupant Inquiry to be completed and returned. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. A copy of a blank Owner/Occupant Inquiry is included in ***Appendix E***.

In compliance with the "*all appropriate inquiry*" requirements of ASTM E 1527-13 and to qualify for Landowner Liability Protections (LLP), ESE provided Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, with a User Questionnaire to be completed and returned. Mr. Kaschak is not aware of any environmental issues associated with the Site. A copy of the completed User Questionnaire is included in ***Appendix E***.

A letter requesting a review of records associated with the Site was sent via e-mail to the Travis County Attorney on January 7, 2021. In an email dated January 15, 2021, Ms. Karel Marcias, Legal Secretary at the Travis County Sheriff's Office, indicated that she did not locate any investigation reports, letters of correspondence, or any other sort of documents pertaining to the Site upon a search of the Travis County files. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC. Copies of the letters are included in ***Appendix M***.

7 FINDINGS AND CONCLUSIONS

ESE has conducted a Phase I ESA on behalf of SVAG Investments, LLC for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas. The Phase I ESA was performed in accordance with the ASTM E 1527-13 guidance document, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I ESA included: (a) a historical records review; (b) a regulatory agency records review; and (c) a walk-through Site inspection and drive-by reconnaissance of the surrounding area. The following summarizes ESE's significant findings.

7.1 Findings

The Site, located at 0 Gregg Lane and 14812 North FM Road 973, consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. According to historical information reviewed, the Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. Based upon the records review, Site reconnaissance, and information obtained through various interviews and inquiries, ESE did not identify any known or suspect *recognized environmental conditions (RECs)* (including vapor concerns), *historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs),* or *de minimis* conditions in connection with the Site.

7.2 Opinion

It is the opinion of ESE that no *RECs, HRECs,* or *CRECs* exist in connection with the Site.

7.3 Conclusions

ESE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the property located at 0 Gregg Lane in Manor, Travis County, Texas (the Site). Any exceptions to, or deletions from, this practice are described in ***Section 8*** of this report. This assessment has revealed no evidence of *RECs, HRECs,* or *CRECs* in connection with the Site.

8 DEVIATIONS

No deviations or deletions to ASTM E 1527-13 are listed for the Phase I ESA.

9 REFERENCES

ESE does not warrant the data of regulatory agencies or other third parties supplying information used in the preparation of this report. Documents and commercial information services used in the preparation of this report, as listed below, are all current as most recently published.

DOCUMENTS

Geologic Database of Texas. United States Geological Survey. 2007. Web. <http://mrdata.usgs.gov/geology/state/state.php?state=TX>.

Hayes, Mark. “Major Aquifers of Texas.” Map. Texas Water Development Board, Dec. 2006. Web. 11 Jan. 2021. <www.twdb.state.tx.us>.

“Map ID FM48491C0675F Travis Co Uninc & Inc Areas.” FEMA Map Service Center, 2020. Web. 18 Jan. 2021. <www.msc.fema.gov>.

“Property ID: 259074.” Travis County Appraisal District, 2020. Web. 7 Jan. 2021. <www.traviscad.org/>.

“RRC Public GIS Map View.” Map. Public GIS Map Viewer for Oil, Gas, and Pipeline Data. Railroad Commission of Texas, 2 Feb. 2020. Web. 11 Jan. 2021. <http://www.rrc.state.tx.us/data/online/gis/index.php#>.

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. American Society for Testing and Materials, 2013. ASTM E 1527-13.

“United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series.” United States Department of the Interior, 1968. Web 18 Jan. 2021. <http://tin.er.usgs.gov/geology/state/texas>.

“United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series.” United States Department of the Interior, 1973. Web 18 Jan. 2021. <http://tin.er.usgs.gov/geology/state/texas>.

“United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series.” United States Department of the Interior, 1987. Web 18 Jan. 2021. <http://tin.er.usgs.gov/geology/state/texas>.

“United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series.” United States Department of the Interior, 2019. Web 18 Jan. 2021. <http://tin.er.usgs.gov/geology/state/texas>.

COMMERCIAL SERVICES

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. Certified Sanborn Map Report. Inquiry Number 6323565.3. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR Aerial Photo Decade Package. Inquiry Number 6323565.5. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR City Directory Abstract. Inquiry Number 6323565.8. January 18, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR Radius Map Report. Inquiry Number 6323565.2s. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR Vapor Encroachment Screen Report. Inquiry Number 6323565.2s. January 11, 2021.

10 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPROXIMATELY 92.95 ACRES

0 GREGG LANE AND 14812 NORTH FM ROAD 973

MANOR, TRAVIS COUNTY, TEXAS

JANUARY 19, 2021

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR. We have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the Site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Mr. Robert W. Thornton

Staff Environmental Scientist II



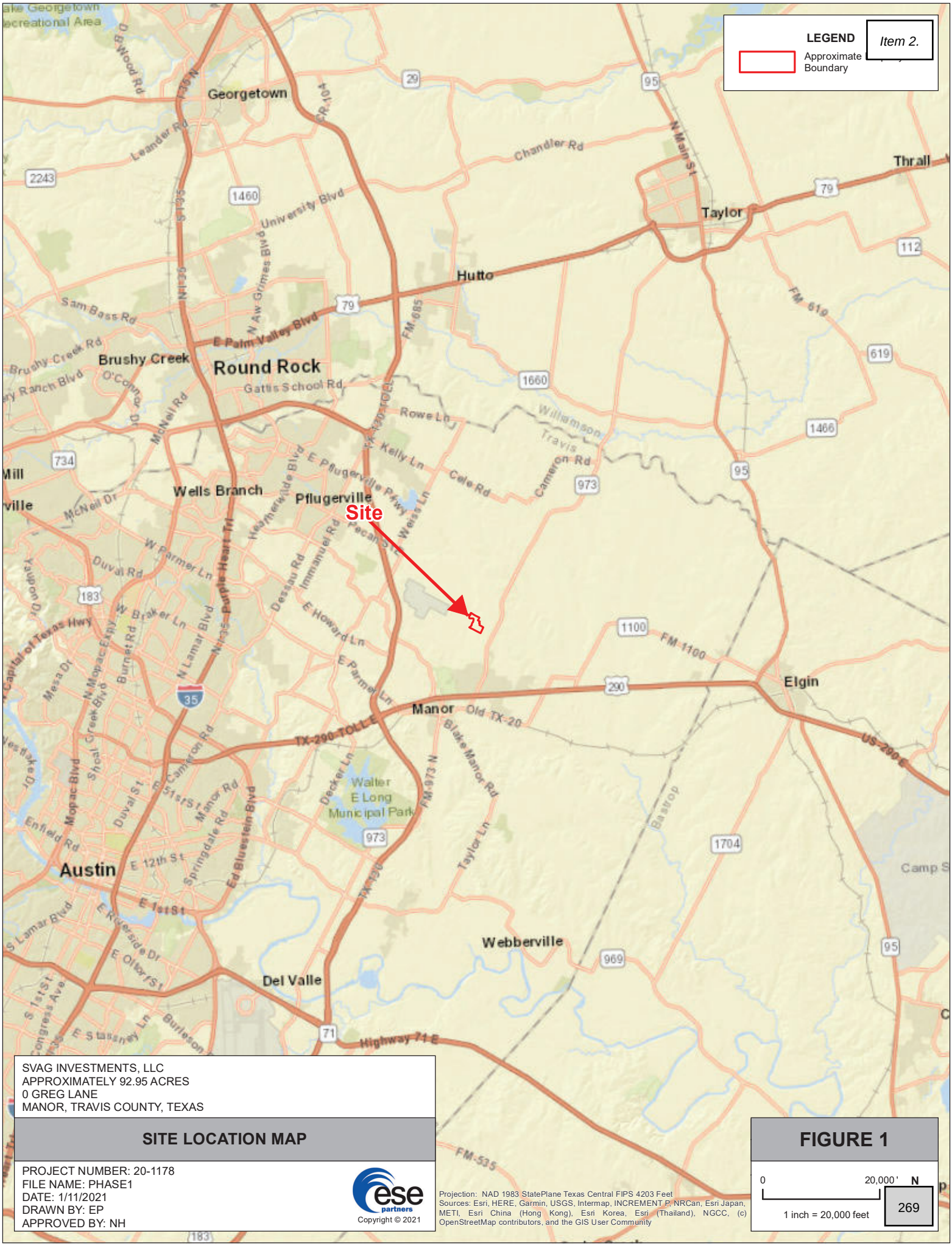
Ms. Kathryn O'Gorman, P.G.

Senior Geologist

11 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Please refer to ***Appendix N*** for resumes of key personnel who have contributed to the completion of this project.

FIGURES



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

SITE LOCATION MAP

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

FIGURE 1

0 20,000' N

1 inch = 20,000 feet

269



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

SITE MAP

PROJECT NUMBER: 20-1178
FILE NAME: FIGURE_2_LANDSCAPE
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Source: Aerial Imagery Provided by Google

FIGURE 2

0 500' N
1 inch = 500 feet
270

TABLES

TABLE 1
SUMMARY OF
HISTORICAL AERIAL PHOTOGRAPH OBSERVATIONS
PHASE I ESA
0 GREGG LANE

Plate Number	Date	Source	Scale (Approx.)	Observations
C-1	1951	USDA	1" = 450'	The western portion of the Site is undeveloped woodland and the eastern portion of the Site is agricultural cropland. Four (4) barns and a single-family residence are visible on the southeastern portion of the Site. Four (4) ponds are visible on-Site. The surrounding area appears to be limited single-family residential/agricultural development, undeveloped woodland, or used for agricultural purposes.
C-2	1967	USGS	1" = 450'	The Site and surrounding area remain relatively unchanged since 1951, with the exception that two (2) additional barn structures are visible in the southeastern portion of the Site and the pond in the southwestern portion of the Site is being reshaped.
C-3	1973	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 1967.
C-4	1981	NHAP	1" = 450'	The Site and surrounding area remain relatively unchanged since 1973.
C-5	1988	TXDOT	1" = 450'	The Site and surrounding area remain relatively unchanged since 1981, with the exception that the single-family residence and two (2) barns in the southeastern portion of the Site have been removed.
C-6	1995	USGS	1" = 450'	The Site and surrounding area remain relatively unchanged since 1988.
C-7	2005	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 1995.
C-8	2008	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2005.
C-9	2012	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2008.
C-10	2016	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2012, with the exception that the northeastern adjacent property appears to be under development with educational facilities.

Abbreviations

NHAP	National High Altitude Photography
TXDOT	Texas Department of Transportation
USDA	United States Department of Agriculture
USGS	United States Geological Survey

APPENDICES

APPENDIX A

APPRAISAL DISTRICT INFORMATION

Item 2.

Travis CAD

Property Search Results > 259074 LUTZ JAMES T & ALEXANDRA CARRILLO for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	259074	Legal Description:	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)
Geographic ID:	0251600212	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	14812 N F M RD 973 TX 78653	Mapsco:	
Neighborhood:	Land Region 312	Map ID:	025160
Neighborhood CD:	_RGN312		

Owner

Name:	LUTZ JAMES T & ALEXANDRA CARRILLO	Owner ID:	233410
Mailing Address:	14812 FM 973 N MANOR , TX 78653-3540	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A

(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		

(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		

(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: LUTZ JAMES T & ALEXANDRA CARRILLO

% Ownership: 100.0000000000%

275

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
34	MANOR ISD	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
72	TRAVIS CO ESD NO 12	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** E1 **Living Area:** 2075.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1930	1691.0
1/2	Half Floor	WW - 3+		1930	384.0
011	PORCH OPEN 1ST F	* - 3+		1930	42.0
011	PORCH OPEN 1ST F	* - 3+		1930	91.0
011	PORCH OPEN 1ST F	* - 3+		1930	330.0
011	PORCH OPEN 1ST F	* - 3+		1930	230.0
302	BARN FV	F-V - *		1930	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	3.5050	152677.80	0.00	0.00	N/A	N/A
2	WDLF	Wildlife	37.4000	1629144.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$55,904	$327,439	4,148	88,109	$0	$88,109
2019	$55,904	$327,439	4,059	88,020	$0	$88,020
2018	$58,145	$327,439	4,114	90,316	$0	$90,316
2017	$55,547	$327,439	4,104	87,708	$0	$87,708
2016	$55,547	$327,439	3,912	87,516	$0	$87,516

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/16/2004	SW	SPECIAL WARRANTY DEED	LUTZ JAMES T	LUTZ JAMES T & ALEXANDRA CARRILLO	00000	00000	2004009801TR
2	6/15/1977				LUTZ JAMES T	06944	00780	

Questions Please Call (512) 834-9317

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Website version: 1.2.2.30 Database last updated on: 1/7/2021 2:13 AM © N. Harris Computer Corporation

Property Identification #: 259074

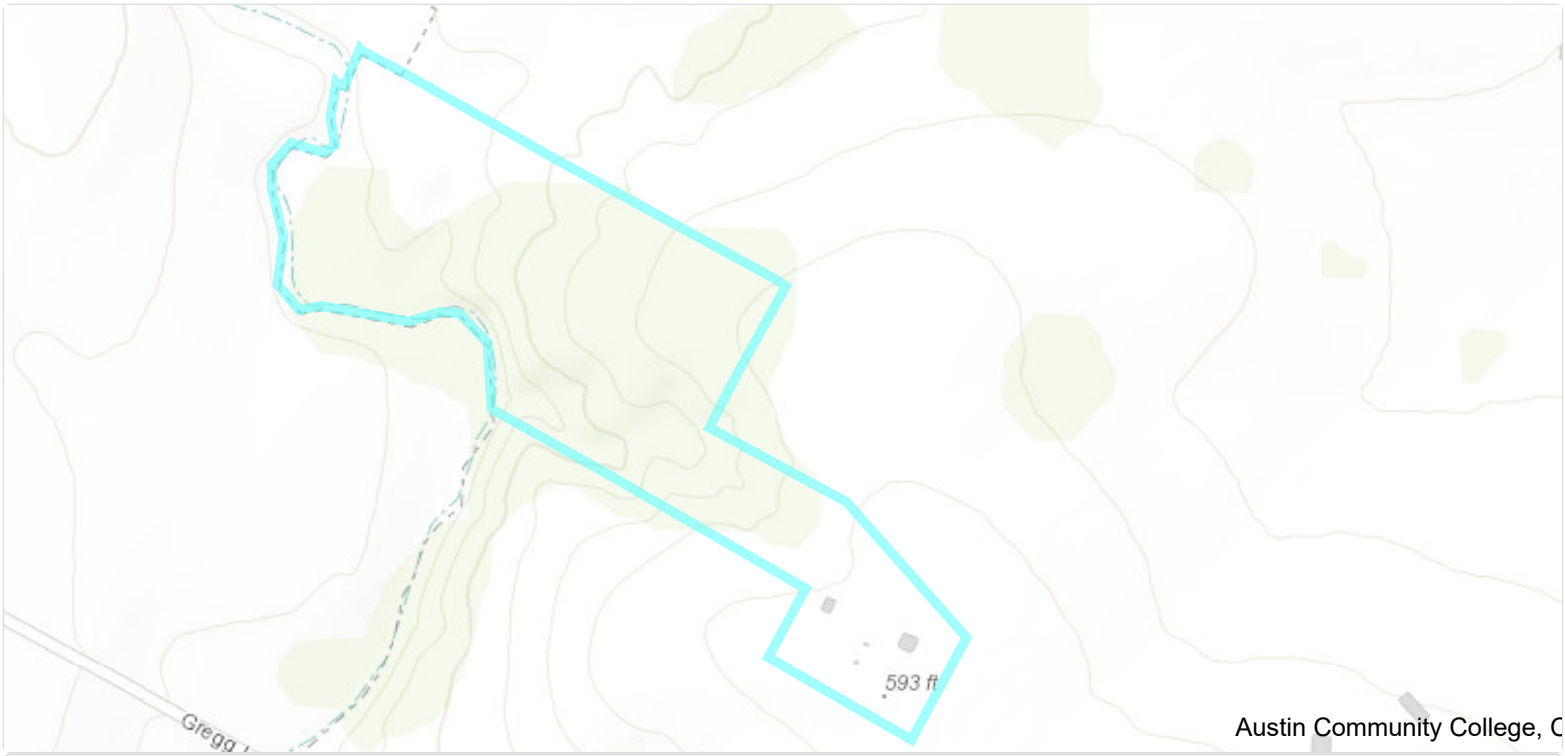
Geo ID:	0251600212
Situs Address:	
Property Type:	Real
State Code:	E1

Property Information: 2021

Legal Description:	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)
Abstract:	A0063
Neighborhood:	Land Region 312
Appraised Value:	N/A
Jurisdictions:	68, 03, 34, 2J, 0A, 72

Owner Identification #: 233410

Name:	LUTZ JAMES T & ALEXANDRA CARRILLO
Exemptions:	OTHER, HS
DBA:	Null



Travis CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Travis County Appraisal District expressly disclaims any and all liability in connection herewith.

Travis CAD

Property Search Results > 259066 CARRILLO ALEXANDRA & for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	259066	Legal Description:	ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)
Geographic ID:	0251600205	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	GREGG LN TX	Mapsco:	
Neighborhood:	Land Region 312	Map ID:	025160
Neighborhood CD:	_RGN312		

Owner

Name:	CARRILLO ALEXANDRA &	Owner ID:	1850406
Mailing Address:	JAMES T LUTZ ETAL 14812 FM 973 N MANOR, TX 78653-3540	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(–) Ag or Timber Use Value Reduction:	–	N/A	

(=) Appraised Value:	=	N/A	
(–) HS Cap:	–	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CARRILLO ALEXANDRA &

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
34	MANOR ISD	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
72	TRAVIS CO ESD NO 12	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: Detail Only **State Code:** E1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
031	GARAGE DET 1ST F	WW - 3-		1910	760.0
302	BARN FV	F-V - *		1910	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	Dry Cropland	27.4000	1193544.00	0.00	0.00	N/A	N/A
2	WDLF	Wildlife	32.8920	1432775.52	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$3,921	$540,170	11,632	15,553	$0	$15,553
2019	$3,922	$540,169	6,321	19,202	$0	$19,202
2018	$3,922	$540,169	6,418	19,299	$0	$19,299
2017	$3,922	$540,169	6,411	19,292	$0	$19,292
2016	$3,922	$540,169	6,086	18,967	$0	$18,967

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/13/2020	PD	PARTITION DEED	CARRILLO FAMILY PARTNERSHIP ETAL	CARRILLO ALEXANDRA &			2020120760
2	12/28/2012	SW	SPECIAL WARRANTY DEED	LUTZ JAMES T ETAL	CARRILLO FAMILY PARTNERSHIP ETAL			2013001967TR
3	9/3/2004	WD	WARRANTY DEED	SUNDBECK MARY ANN	LUTZ JAMES T ETAL			2004172226TR

Questions Please Call (512) 834-9317

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Website version: 1.2.2.30 Database last updated on: 1/7/2021 2:13 AM © N. Harris Computer Corporation

Item 2.

Property Identification #: 259066	Property Information: 2021	Owner Identification #: 1850406
Geo ID: 0251600205	Legal Description: ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)	Name: CARRILLO ALEXANDRA &
Situs Address:	Abstract: A0063	Exemptions:
Property Type: Real	Neighborhood: Land Region 312	DBA: Null
State Code: E1	Appraised Value: N/A	
	Jurisdictions: 2J, 34, 0A, 68, 72, 03	



Travis CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Travis County Appraisal District expressly disclaims any and all liability in connection herewith.

APPENDIX B

RADIUS MAP REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.2s
January 07, 2021

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	9
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

Latitude (North):	30.3830400 - 30˚ 22' 58.94''
Longitude (West):	97.5363350 - 97˚ 32' 10.80''
Universal Tranverse Mercator:	Zone 14
UTM X (Meters):	640632.2
UTM Y (Meters):	3361957.8
Elevation:	585 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5935019 PFLUGERVILLE EAST, TX
Version Date:	2013
South Map:	5935357 MANOR, TX
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20141021
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
14812 N FM 973 RD
MANOR, TX 78653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

SHWS..... State Superfund Registry

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Permitted Solid Waste Facilities
DEBRIS..... DEBRIS
CLI..... Closed Landfill Inventory
WASTE MGMT..... Commercial Hazardous & Solid Waste Management Facilities

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
LPST..... Leaking Petroleum Storage Tank Listing

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Petroleum Storage Tank Database
AST..... Petroleum Storage Tank Database
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL..... Sites with Controls

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Database
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Site Assessments

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycling Facility Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

EXECUTIVE SUMMARY

ODI	Open Dump Inventory
IHS OPEN DUMPS	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
CDL	CDL
PRIORITYCLEANERS	Dry Cleaner Remediation Program Prioritization List
DEL SHWS	Deleted Superfund Registry Sites
US CDL	National Clandestine Laboratory Register
CENTRAL REGISTRY	CENTRAL REGISTRY
PFAS	PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

HIST UST	Historic Tank Records
NON REGIST PST	Petroleum Storage Tank Non Registered

Local Land Records

HIST LIENS	Environmental Liens Listing
LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
SPILLS	Spills Database
SPILLS 90	SPILLS 90 data from FirstSearch
SPILLS 80	SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database

EXECUTIVE SUMMARY

RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Current Emission Inventory Data
APAR	Affected Property Assessment Report Site Listing
ASBESTOS	ASBESTOS
COAL ASH	Coal Ash Disposal Sites
DRYCLEANERS	Drycleaner Registration Database Listing
ED AQUIF	Edwards Aquifer Permits
ENF	Notice of Violations Listing
Financial Assurance	Financial Assurance Information Listing
GCC	Groundwater Contamination Cases
IOP	Innocent Owner/Operator Program
LEAD	LEAD
Ind. Haz Waste	Industrial & Hazardous Waste Database
MSD	Municipal Settings Designations Database
NPDES	NPDES Facility List
RWS	Radioactive Waste Sites
TIER 2	Tier 2 Chemical Inventory Reports
UIC	Underground Injection Wells Database Listing
IHW CORR ACTION	IHW CORR ACTION
PST STAGE 2	PST Stage 2
COMP HIST	Compliance History Listing
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF	Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

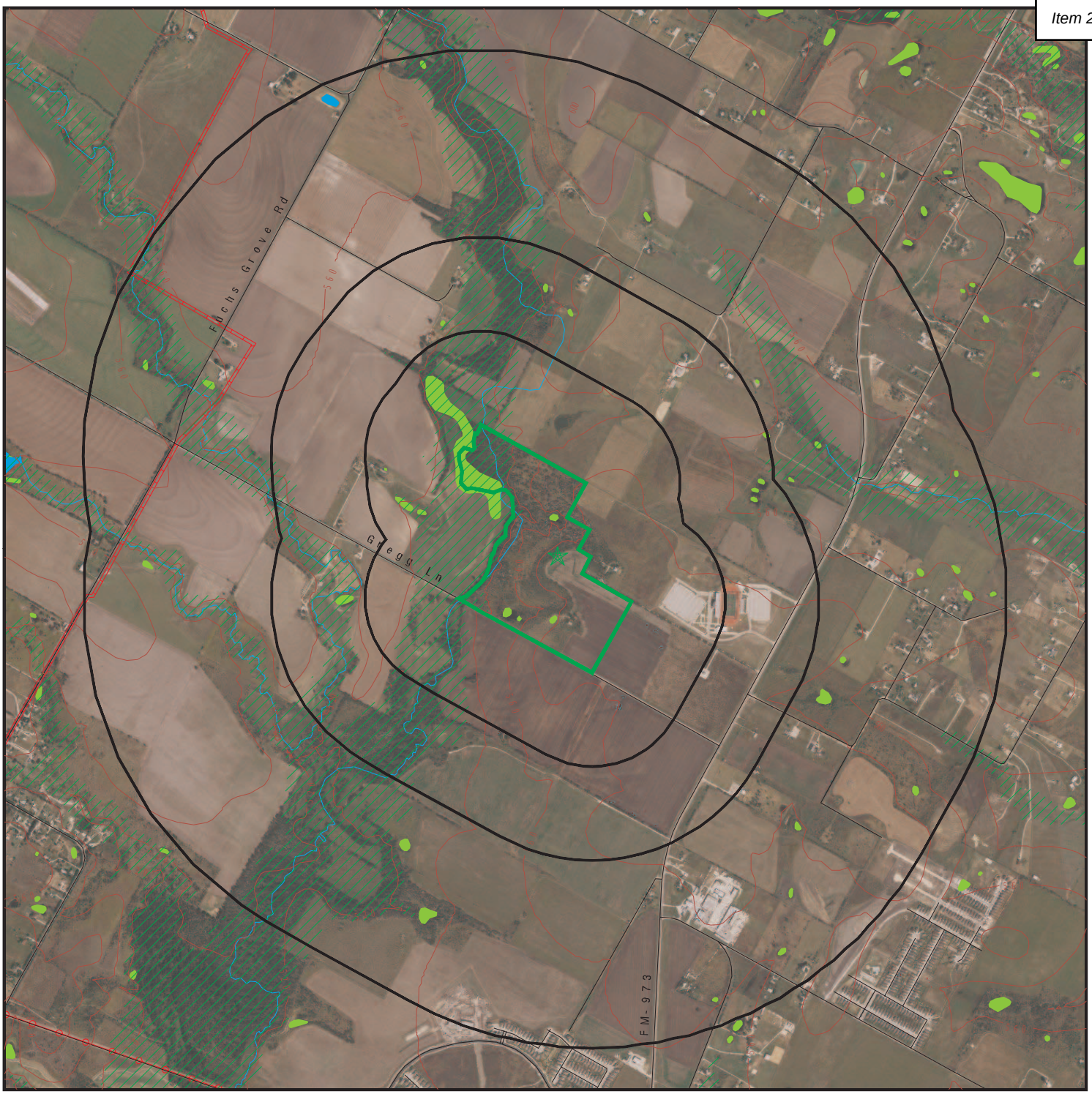
Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6323565.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:34 am

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DETAIL MAP - 6323565.2S



0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:35 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
DEBRIS	0.500		0	0	0	NR	NR	0
CLI	0.500		0	0	0	NR	NR	0
WASTE MGMT	0.001		0	NR	NR	NR	NR	0
State and tribal leaking storage tank lists								
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LPST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
CENTRAL REGISTRY	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
HIST UST	0.250		0	0	NR	NR	NR	0
NON REGIST PST	0.250		0	0	NR	NR	NR	0
Local Land Records								
HIST LIENS	0.001		0	NR	NR	NR	NR	0
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
APAR	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ED AQUIF	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
GCC	0.001		0	NR	NR	NR	NR	0
IOP	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
Ind. Haz Waste	0.250		0	0	NR	NR	NR	0
MSD	0.500		0	0	0	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
RWS	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
IHW CORR ACTION	0.250		0	0	NR	NR	NR	0
PST STAGE 2	0.250		0	0	NR	NR	NR	0
COMP HIST	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number

NO SITES FOUND

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20
Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5
Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5
Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5
Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/06/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/11/2020
Number of Days to Update: 82

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/15/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 7

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

SHWS: State Superfund Registry

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/17/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5680
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Permitted Solid Waste Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/17/2020
Date Data Arrived at EDR: 07/22/2020
Date Made Active in Reports: 10/12/2020
Number of Days to Update: 82

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6706
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Quarterly

CLI: Closed Landfill Inventory

Closed and abandoned landfills (permitted as well as unauthorized) across the state of Texas. For current information regarding any of the sites included in this database, contact the appropriate Council of Governments agency.

Date of Government Version: 08/30/1999
Date Data Arrived at EDR: 09/28/2000
Date Made Active in Reports: 10/30/2000
Number of Days to Update: 32

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

DEBRIS: DEBRIS

A listing of temporary debris management sites and MSW landfills for debris resulting from Hurricane Harvey.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 65

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6840
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

H-GAC CLI: Houston-Galveston Closed Landfill Inventory
Closed Landfill Inventory for the Houston-Galveston Area Council Region. In 1993, the Texas Legislature passed House Bill (HB) 2537, which required Councils of Governments (COGs) to develop an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

Date of Government Version: 03/30/2020
Date Data Arrived at EDR: 04/01/2020
Date Made Active in Reports: 06/18/2020
Number of Days to Update: 78
Source: Houston-Galveston Area Council
Telephone: 832-681-2518
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

WASTE MGMT: Commercial Hazardous & Solid Waste Management Facilities
This list contains commercial recycling facilities and facilities permitted or authorized (interim status) by the Texas Natural Resource Conservation Commission.

Date of Government Version: 10/16/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 03/18/2020
Number of Days to Update: 68
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2920
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal leaking storage tank lists

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

LPST: Leaking Petroleum Storage Tank Database
An inventory of reported leaking petroleum storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 10/02/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 81
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2200
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 09/03/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 83
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

UST: Petroleum Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

AST: Petroleum Storage Tank Database
Registered Aboveground Storage Tanks.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Sites with Controls

Activity and use limitations include both engineering controls and institutional controls.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP TCEQ: Voluntary Cleanup Program Database
The Texas Voluntary Cleanup Program was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

VCP RRC: Voluntary Cleanup Program Sites
The Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 01/02/2020
Date Made Active in Reports: 03/04/2020
Number of Days to Update: 62
Source: Railroad Commission of Texas
Telephone: 512-463-6969
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site Assessments
Brownfield site assessments that are being cleaned under EPA grant monies.

Date of Government Version: 09/01/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 12/21/2020
Number of Days to Update: 82
Source: TCEQ
Telephone: 512-239-5872
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/14/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 86
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/11/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

CAPCOG LI: Capitol Area Landfill Inventory
Permitted and unpermitted landfills for the CAPCOG region. Serving Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis, and Williamson Counties.

Date of Government Version: 01/06/2017
Date Data Arrived at EDR: 01/10/2017
Date Made Active in Reports: 03/15/2017
Number of Days to Update: 64
Source: Capital Area Council of Governments
Telephone: 512-916-6000
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

NCTCOG LI: North Central Landfill Inventory
North Central Texas Council of Governments landfill database.

Date of Government Version: 09/28/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 83
Source: North Central Texas Council of Governments
Telephone: 817-695-9223
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SWRCY: Recycling Facility Listing
A listing of recycling facilities in the state.

Date of Government Version: 08/13/2020
Date Data Arrived at EDR: 08/19/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 82
Source: TCEQ
Telephone: 512-239-6700
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Site Locations Listing
A listing of former clandestine drug site locations

Date of Government Version: 08/07/2017
Date Data Arrived at EDR: 08/15/2017
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 269

Source: Department of Public Safety
Telephone: 512-424-2144
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

PRIORITY CLEANERS: Dry Cleaner Remediation Program Prioritization List
A listing of dry cleaner related contaminated sites.

Date of Government Version: 03/03/2020
Date Data Arrived at EDR: 06/03/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 76

Source: Texas Commisision on Environmenatl Quality
Telephone: 512-239-5658
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 09/14/2108
Data Release Frequency: Varies

DEL SHWS: Deleted Superfund Registry Sites
Sites have been deleted from the state Superfund registry in accordance with the Act, ?361.189

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/17/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0666
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

CENTRAL REGISTRY: The Central Registry

The Central Registry, a common record area of the TCEQ, maintains information about TCEQ customers and regulated activities, such as company names, addresses, and telephone numbers. This information is commonly referred to as a??core data.a?? The Central Registry provides the regulated community with a central access point within the agency to check core data and make changes when necessary.

Date of Government Version: 03/25/2020
Date Data Arrived at EDR: 04/07/2020
Date Made Active in Reports: 07/01/2020
Number of Days to Update: 85

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5175
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 08/27/2020
Date Data Arrived at EDR: 09/04/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 82

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2341
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

NON REGIST PST: Petroleum Storage Tank Non Registered

A listing of non-registered petroleum storage tank site locations.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2081
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

Local Land Records

HIST LIENS: Environmental Liens Listing

This listing contains information fields that are no longer tracked in the LIENS database.

Date of Government Version: 03/23/2007
Date Data Arrived at EDR: 03/23/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 40

Source: Texas Commission on Environmental Qualilty
Telephone: 512-239-2209
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

LIENS: Environmental Liens Listing

The listing covers TCEQ liens placed against either State Superfund sites or Federal Superfund sites to recover cost incurred by TCEQ.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2209
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/20/2020
Date Data Arrived at EDR: 09/22/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 83

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

SPILLS: Spills Database
Spills reported to the Emergency Response Division.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 07/24/2020
Date Made Active in Reports: 07/30/2020
Number of Days to Update: 6

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2507
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/23/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 05/15/2005
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 69

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/21/2020
Date Data Arrived at EDR: 09/22/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73
Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82
Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/19/2020
Date Data Arrived at EDR: 10/19/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 77
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20
Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 59
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/12/2020
Next Scheduled EDR Contact: 01/31/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/06/2021
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/27/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 10/08/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 88
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/20/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/04/2020
Date Data Arrived at EDR: 08/25/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 09/10/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 11/24/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines
An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/16/2020
Date Data Arrived at EDR: 09/17/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 84
Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/10/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 09/04/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66
Source: EPA
Telephone: (214) 665-2200
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 10/03/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 65
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

AIRS: Current Emission Inventory Data

The database lists by company, along with their actual emissions, the TNRCC air accounts that emit EPA criteria pollutants.

Date of Government Version: 06/16/2020
Date Data Arrived at EDR: 06/24/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 72
Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Semi-Annually

APAR: Affected Property Assessment Report Site Listing
Listing of Sites That Have Received an APAR (Affected Property Assessment Report)

Date of Government Version: 10/08/2020
Date Data Arrived at EDR: 10/15/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 82
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing
A listing of asbestos notification site locations.

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81
Source: Department of State Health Services
Telephone: 512-834-6787
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites
A listing of facilities that use surface impoundments or landfills to dispose of coal ash.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 07/31/2020
Date Made Active in Reports: 10/16/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6624
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Registration Database Listing
A listing of drycleaning facilities.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/11/2020
Number of Days to Update: 76
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ED AQUIF: Edwards Aquifer Permits
A listing of permits in the Edwards Aquifer Protection Program database. The information provided is for the counties located in the Austin Region (Hays, Travis, and Williamson counties).

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 83
Source: Texas Commission on Environmental Quality, Austin Region
Telephone: 512-339-2929
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

ENFORCEMENT: Notice of Violations Listing
A listing of permit violations.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 61
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6012
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

Financial Assurance 1: Financial Assurance Information Listing
Financial assurance information.

Date of Government Version: 09/18/2020
Date Data Arrived at EDR: 10/02/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6239
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
Financial Assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0986
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

GCC: Groundwater Contamination Cases
Texas Water Code, Section 26.406 requires the annual report to describe the current status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report is required to contain a description of each case of groundwater contamination documented during the previous calendar year. Also to be included, is a description of each case of contamination documented during previous periods for which voluntary clean up action was incomplete at the time the preceding report was issued. The report is also required to indicate the status of enforcement action for each listed case.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 09/06/2019
Date Made Active in Reports: 11/15/2019
Number of Days to Update: 70

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5690
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Annually

IOP: Innocent Owner/Operator Program
Contains information on all sites that are in the IOP. An IOP is an innocent owner or operator whose property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5894
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

LEAD: Lead Inspection Listing
Lead inspection sites

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81

Source: Department of State Health Services
Telephone: 512-834-6600
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

Ind. Haz Waste: Industrial & Hazardous Waste Database
Summary reports reported by waste handlers, generators and shippers in Texas.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/16/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 53

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0985
Last EDR Contact: 10/16/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

MSD: Municipal Settings Designations Database
An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not use as potable water, and is prohibited from future use as potatable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 07/28/2020
Date Made Active in Reports: 10/12/2020
Number of Days to Update: 76
Source: Texas Commission on Environmental Quality
Telephone: 512-239-4982
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

NPDES: NPDES Facility List
Permitted wastewater outfalls.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/11/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 83
Source: Texas Commission on Environmental Quality
Telephone: 512-239-4591
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

RWS: Radioactive Waste Sites
Sites in the State of Texas that have been designated as Radioactive Waste sites.

Date of Government Version: 07/24/2006
Date Data Arrived at EDR: 12/14/2006
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 40
Source: Texas Commission on Environmental Quality
Telephone: 512-239-0859
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Semi-Annually

TIER 2: Tier 2 Chemical Inventory Reports
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 06/07/2013
Date Made Active in Reports: 07/22/2013
Number of Days to Update: 45
Source: Department of State Health Services
Telephone: 512-834-6603
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

UIC: Underground Injection Wells Database Listing
Class V injection wells regulated by the TCEQ. Class V wells are used to inject non-hazardous fluids underground. Most Class V wells are used to dispose of wastes into or above underground sources of drinking water and can pose a threat to ground water quality, if not managed properly.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/16/2020
Number of Days to Update: 70
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6627
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

IHW CORR ACTION: IHW CORR ACTION
Industrial hazardous waste facilities with corrective actions.

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 55
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

PST STAGE 2: PST Stage 2

State II Vapor Recovery. Decommissioning of Stage II Rule - Gasoline dispensing facilities (GDFs) may begin the process of removing Stage II equipment on May 16, 2014 providing that all other requirements for decommissioning have been met, including appropriate notification.

Date of Government Version: 07/17/2019
Date Data Arrived at EDR: 07/18/2019
Date Made Active in Reports: 09/24/2019
Number of Days to Update: 68

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

COMP HIST: Compliance History Listing

A listing of compliance histories of regulated entities

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 11/25/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 71

Source: Txas Commission on Environmental Quality
Telephone: 512-239-3282
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Texas Commission of Environmental Quality in Texas formerly known as Texas Natural Resources Conservation Commission which changed in 2002.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/26/2013
Number of Days to Update: 178

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Texas Commission of Environmental Quality in Texas formerly known as Texas Natural Resources Conservation Commission which changed in 2002.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

TRAVIS COUNTY:

HIST UST AUSTIN: Historic Tank Records

A listing of historic records from the City of Austin.

Date of Government Version: 06/25/2012
Date Data Arrived at EDR: 06/29/2012
Date Made Active in Reports: 08/23/2012
Number of Days to Update: 55

Source: Department of Planning & Development Review
Telephone: 512-974-2715
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 10/20/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 13

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data

Hazardous waste manifest information.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/09/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List
Source: Department of Protective & Regulatory Services
Telephone: 512-438-3269

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Texas General Land Office
Telephone: 512-463-0745

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1951 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-1

0 450 ' N

1 inch = 450 feet



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1967 AERIAL PHOTOGRAPH

PROVIDED BY: USGS

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-2

0 450 ' N

1 inch = 450 feet



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MANOR, TRAVIS COUNTY, TEXAS

1973 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-3

0 450 ' N

1 inch = 450 feet



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MANOR, TRAVIS COUNTY, TEXAS

1981 AERIAL PHOTOGRAPH

PROVIDED BY: NHAP

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-4

0 450 ' N

1 inch = 450 feet

335



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MANOR, TRAVIS COUNTY, TEXAS

1988 AERIAL PHOTOGRAPH

PROVIDED BY: TXDOT

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-5

0 450 ' N

1 inch = 450 feet



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MANOR, TRAVIS COUNTY, TEXAS

1995 AERIAL PHOTOGRAPH

PROVIDED BY: USGS

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-6

0 450 ' N

1 inch = 450 feet



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MANOR, TRAVIS COUNTY, TEXAS

2005 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-7

0 450 ' N

1 inch = 450 feet



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MANOR, TRAVIS COUNTY, TEXAS

2008 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-8

0 450 ' N

1 inch = 450 feet



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MANOR, TRAVIS COUNTY, TEXAS

2012 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-9

0 450 ' N

1 inch = 450 feet

340



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MANOR, TRAVIS COUNTY, TEXAS

2016 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

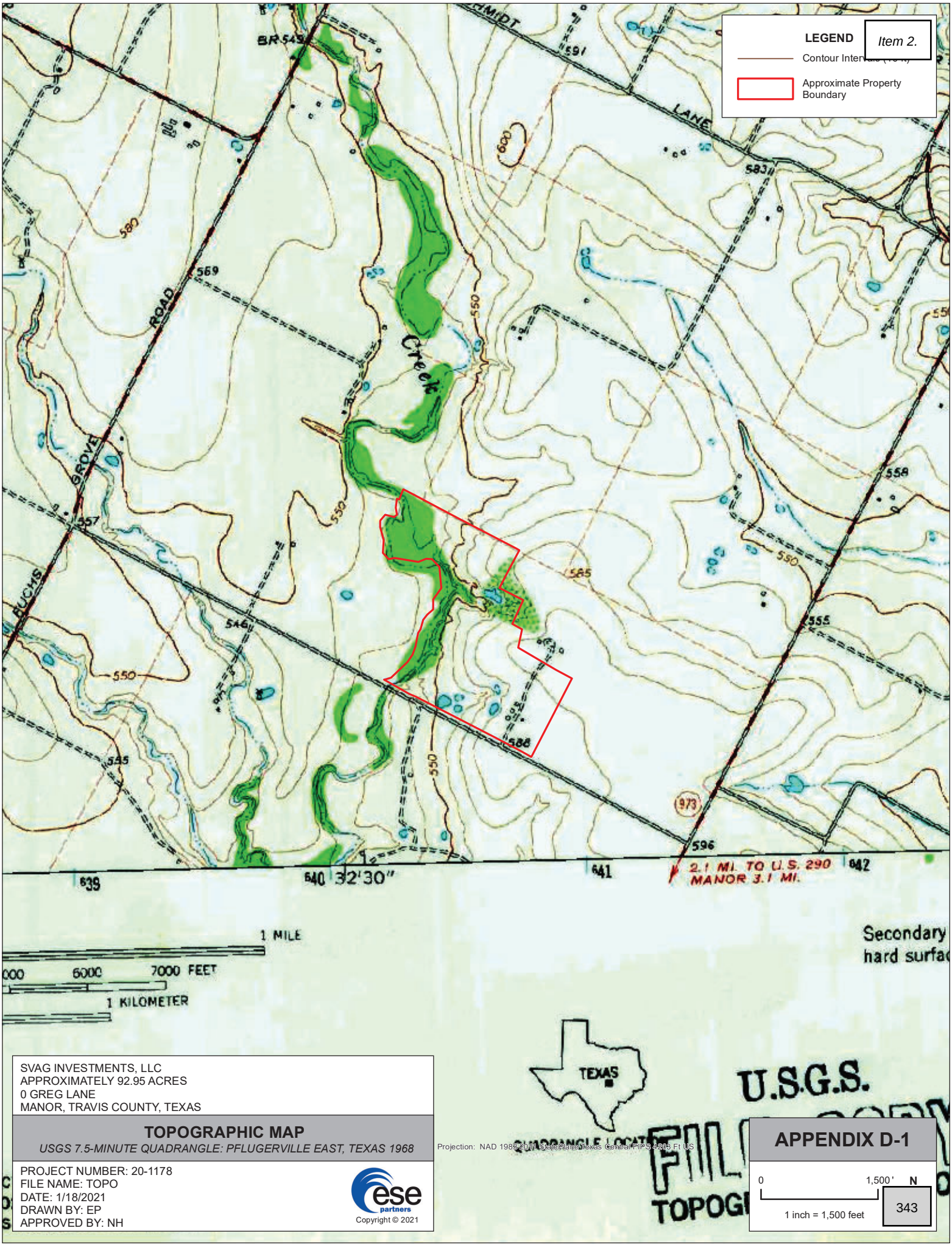
APPENDIX C-10

0 450 ' N

1 inch = 450 feet

APPENDIX D

HISTORICAL TOPOGRAPHIC MAP



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TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1968

Projection: NAD 1983 (2011) State Plane Texas Central FIPS 4203 Ft US

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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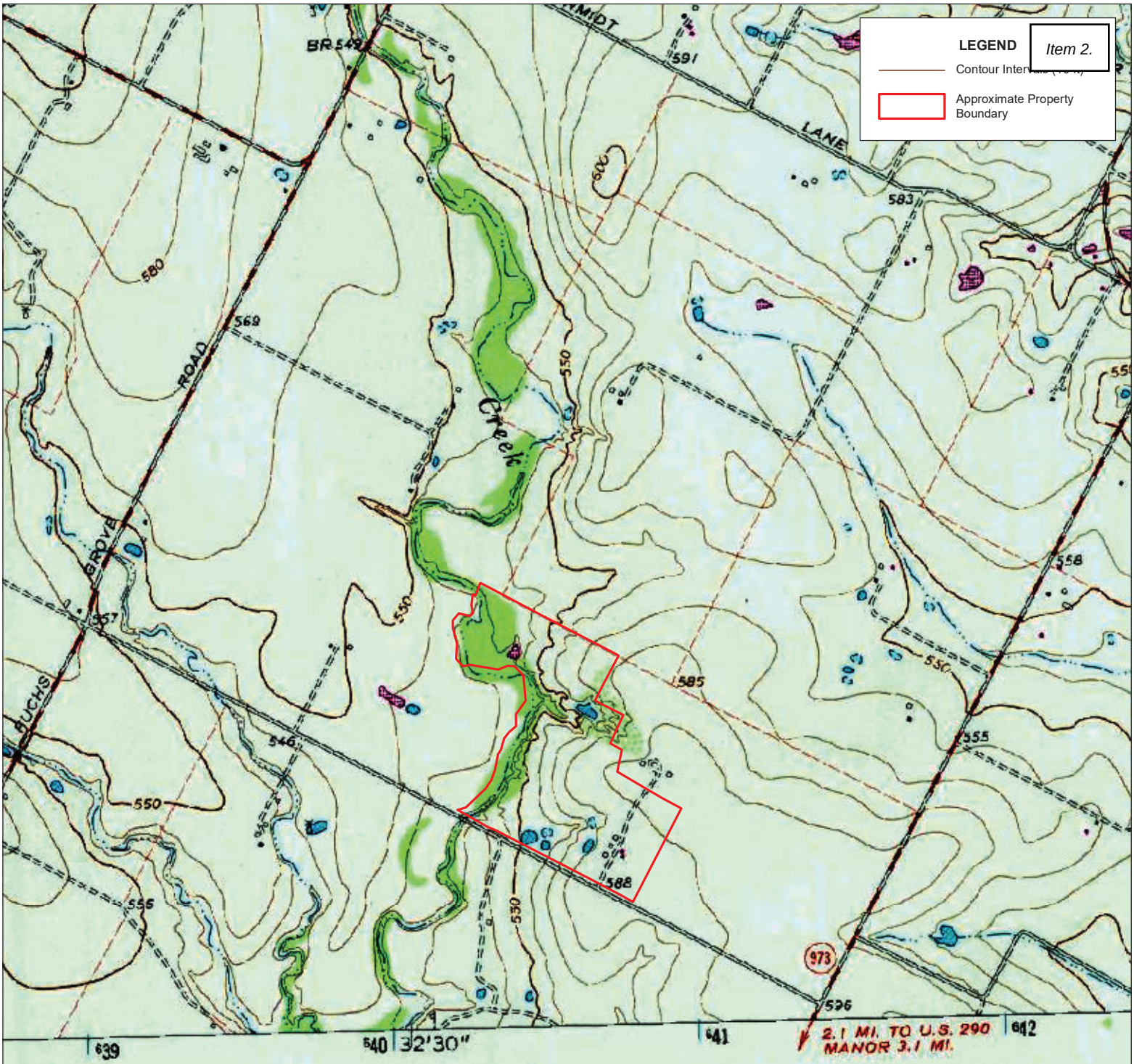
APPENDIX D-1

0 — 1,500' — N

1 inch = 1,500 feet

343



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MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1973

QUADRANGLE LOCATION

Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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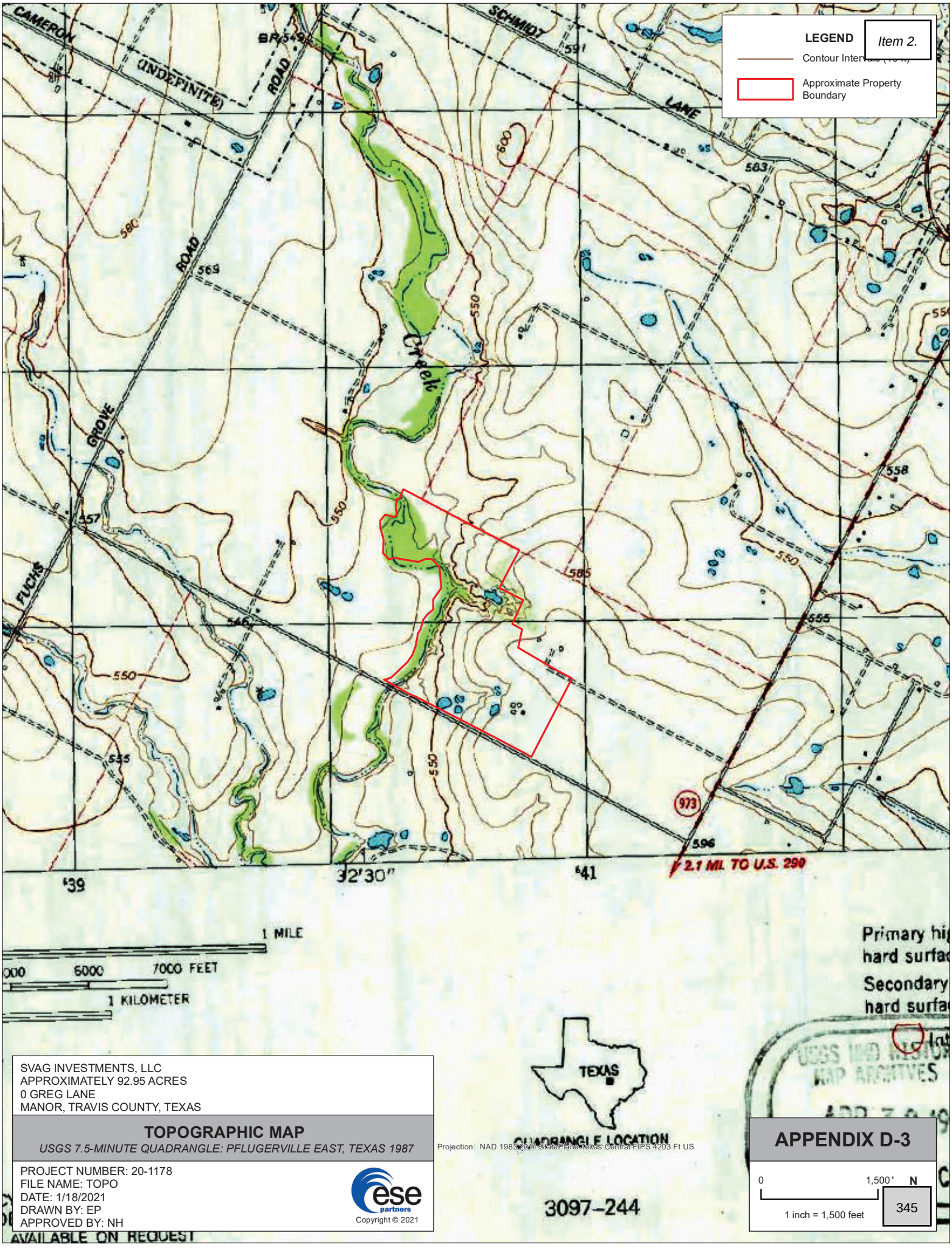
APPENDIX D-2

0 1,500' N

1 inch = 1,500 feet

344



SVAG INVESTMENTS, LLC
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MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1987

Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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QUADRANGLE LOCATION

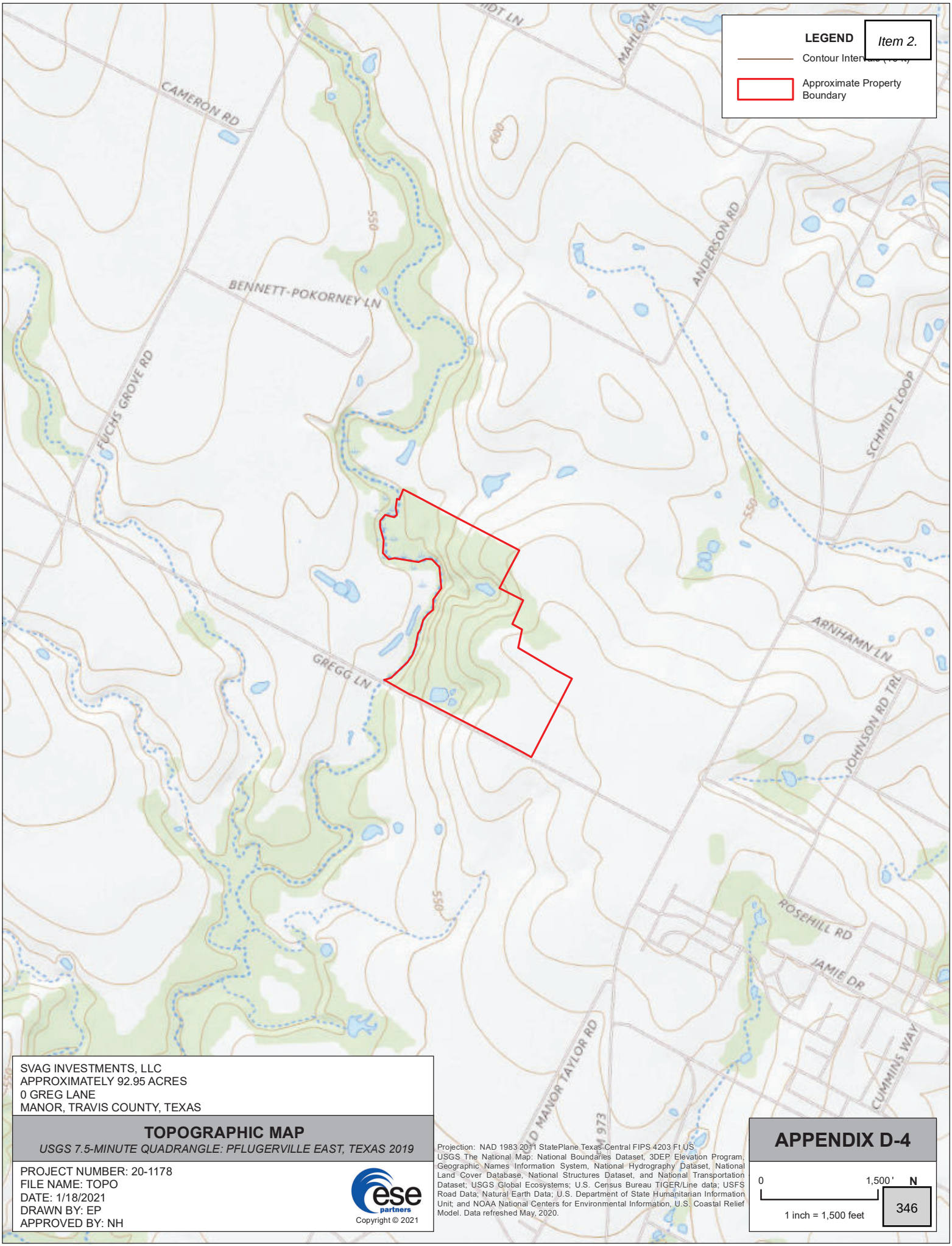
3097-244

APPENDIX D-3

0 1,500' N

1 inch = 1,500 feet

AVAILABLE ON REQUEST



SVAG INVESTMENTS, LLC
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MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 2019

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.

APPENDIX D-4

0 1,500 ' N

1 inch = 1,500 feet

APPENDIX E

OWNER-OCCUPANT INQUIRY / USER QUESTIONNAIRE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Dear Owner/Occupant:

ESE Partners, LLC (ESE) is conducting a Phase I Environmental Site Assessment for the property described below. This assessment is being conducted in accordance with ASTM Standard Practice E1527-13, "*Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*". Pursuant to the Standard, we are required to interview the owner and/or occupant as part of our investigation of the current and past uses of the property.

Please complete the following questionnaire and return it to our office as soon as possible. We ask that you answer each question to the best of your actual knowledge. **"Yes" answers should be accompanied by a brief explanation wherever possible.** If you have additional comments or statements that you feel may be relevant to this assessment, a comments section is available on the next-to-last page of the questionnaire. If you have any documentation, reports, or third party information that you would like to provide, please attach any such items to the questionnaire upon return. If you have any questions or need additional guidance in completing this questionnaire, please contact our office at (281) 501-6100. Thank you for your assistance and timely response to this matter.

Sincerely,

ESE Partners, LLC

Disclosure: You are not bound by any laws or regulations to answer the questions associated herein. This questionnaire is intended to assist ESE Partners, LLC in gathering reasonably ascertainable information that relates to the performance of this Phase I Environmental Site Assessment under the ASTM E1527-13 Standard, and does not constitute an admission of liability to, or for, any "recognized environmental conditions" or impairments in connection with the subject property.

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: _____

Subject Property Address: _____

Subject Property Owner: _____

Size of Subject Property (Acres): _____

General Description of the Subject Property: _____
(Developed, Undeveloped, etc.)

Authorized By: _____

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
1. Is the subject property, or any adjoining property, used for an industrial use?	Yes ☐ No ☐ Unk ☐	
2. To the best of your knowledge, has the subject property, or any adjoining property, been used for an industrial purpose?	Yes ☐ No ☐ Unk ☐	
3. Is the subject property, or any adjoining property, used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes ☐ No ☐ Unk ☐	
4. To the best of your knowledge, has the subject property, or any adjoining property, ever been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing, laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes ☐ No ☐ Unk ☐	
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the subject property of facility?	Yes ☐ No ☐ Unk ☐	
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located at the subject property or facility?	Yes ☐ No ☐ Unk ☐	
7. Has fill dirt been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?	Yes ☐ No ☐ Unk ☐	
8. Are there currently, or to the best of your knowledge has there been previously, any stained soil on the subject property?	Yes ☐ No ☐ Unk ☐	
9. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the subject property in connection with waste treatment or disposal?	Yes ☐ No ☐ Unk ☐	
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?	Yes ☐ No ☐ Unk ☐	

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill ports, or access ways indicating a fill port protruding from the ground on the subject property or adjacent to any structure located on the subject property?	Yes ☐ No ☐ Unk ☐	
12. Are there currently, or to the best of your knowledge have there been previously, any flooring drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes ☐ No ☐ Unk ☐	
13. If the subject property is served by a private water well or non-public water system, have contaminants been identified in the water well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes ☐ No ☐ Unk ☐	
14. Does the owner or occupant of the subject property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental regulations with respect to the subject property or any facility located on the subject property?	Yes ☐ No ☐ Unk ☐	
15. Has the owner or occupant of the subject property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the subject property or any facility located on the subject property?	Yes ☐ No ☐ Unk ☐	
16. Does the owner or occupant of the subject property have any knowledge of any environmental site assessment of the subject property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the subject property or recommended further assessment of the subject property?	Yes ☐ No ☐ Unk ☐	
17. Does the owner or occupant of the subject property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the subject property by any owner or occupant of the subject property?	Yes ☐ No ☐ Unk ☐	

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
18. Are there any wastewater discharges associated with the subject property other than stormwater or sanitary sewer?	Yes ☐ No ☐ Unk ☐	
19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials ever been **"dumped above grade, buried and/or burned on the subject property"**?	Yes ☐ No ☐ Unk ☐	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes ☐ No ☐ Unk ☐	
21. To the best of your knowledge, has the subject property ever been utilized for the exploration and/or development of energy resources or the mining of natural resources?	Yes ☐ No ☐ Unk ☐	
ADDITIONAL INFORMATION OR COMMENTS		

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

This Owner/Occupant Inquiry was completed by:

Name: _____

Title: _____

Firm: _____

Address _____

Telephone: _____ Facsimile: _____ E-mail: _____

Date: _____

If the preparer is different than the Owner or Occupant, please complete the following:

Name of preparer: _____

Preparer's Address: _____

Preparer's Telephone Number: _____

Preparer's Relationship to the Subject Property: _____

Preparer's Relationship to the Owner/Occupant: _____

Copies of the completed Owner/Occupant Inquiry have been filed at:

Copies of the completed Owner/Occupant Inquiry have been mailed or delivered to:

Preparer represents that to the best of the Preparer's knowledge the above statements and facts are true and correct and to the best of the Preparer's actual knowledge, no material facts have been suppressed or misstated.

Name	Signature	Date
Name	Signature	Date

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

The information requested by ESE in the following sections will be utilized by ESE for the following purposes:

- Ensure that the property is properly referenced in the Phase I Environmental Assessment Report;
- Ensure that ESE understands the reason for performing the Phase I ESA (property acquisition, divestiture, re-finance, etc.);
- Ensure that ESE is aware of the proper parties to contact for the Owner/Occupant Inquiry as required by ASTM Standard E1527-13; and
- Ensure that the User has been provided the opportunity to provide ESE with the information required by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (*"Brownfields Amendments"*) to qualify for one of the Landowner Liability Protections (LLPs).

GENERAL USER INFORMATION

Person Authorizing the Phase I ESA (User): John Kaschak

Title and Company: SVAG Investments, LLC

Address: 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Telephone: 214-683-5995 Facsimile: _____ E-mail: john@svag.capital

Reason for Performing the Phase I ESA: Acquisition

Borrower's Contact Information if SBA compliant: _____

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: Gregg Lane - Manor

Subject Property Address: 0 Gregg Lane, Manor, Texas 78653

Size of Subject Property (Acres): +/- 90 General Description of the Subject Property (Developed, Undeveloped, etc.): Undeveloped

Is access to the subject property limited or restricted? If so, what is the process for ESE to follow to gain access to the subject property for the required site reconnaissance?

Yes

SUBJECT PROPERTY OWNER INFORMATION

Current Owner: See Email

Current Owner Contact Address: _____

Telephone: _____ Facsimile: _____ E-mail: _____

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

ASTM E1527-13 SMALL BUSINESS AND BROWNFIELDS REVITALIZATION ACT OF 2001 LANDOWNER LIABILITY PROTECTIONS USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs)[1] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001(the "Brownfields Amendments")[2], the user must provide the following information (if available) to the environmental professional .Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Unknown

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Unknown

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Unknown

[1] *Landowner Liability Protections*, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("*Common Elements*" Guide) issued on March 6, 2003.

[2] P.L. 107-118

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes / unknown

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as *user*,
(a.) Do you know the past uses of or entities which formerly occupied the *property*?

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

unknown

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
(a.) As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

(b.) Have any previous environmental investigations taken place at the *property* (ie. Transaction Screen, Phase I ESA, Phase II ESA, Vapor Encroachment Screen, soil and/or groundwater sampling and analysis)?

unknown

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

This General Site Information and ASTM E1527-13 User Questionnaire were completed by:

Name: John Kaschak

Title: Director of Acquisitions

Firm: SVAG Investments, LLC

Address 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Telephone: 214-683-5995 Facsimile: _____ E-mail: john@svag.capital

Date: 01/07/2021

If the preparer is different than the User, please complete the following:

Name of User: _____

User's Address: _____

User's Telephone Number: _____

Preparer's Relationship to the Subject Property: _____

Preparer's Relationship to the User: _____

Preparer represents that to the best of the Preparer's knowledge the above statements and facts are true and correct and to the best of the Preparer's actual knowledge, no material facts have been suppressed or misstated.

Name	Signature	Date
JOHN KASCHAK		01/07/2021

APPENDIX F

SITE RECONNAISSANCE PHOTOGRAPHS

Photo No.:	Date:
1	1/11/2021

Description:
View of undeveloped woodland and pond in the northwestern portion of the Site.

Photo Direction:
Southwest



Photo No.:	Date:
2	1/11/2021

Description:
View of agricultural land in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
3	1/11/2021

Description:
View of agricultural barns in the southeastern portion of the Site.

Photo Direction:
North-northeast



Photo No.:	Date:
4	1/11/2021

Description:
View of material and chemical container storage within barn in the southeastern portion of the Site.

Photo Direction:
Southwest



Photo No.:	Date:
5	1/11/2021

Description:
View of empty 500-gallon AST in the proximity of the barns in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
6	1/11/2021

Description:
View of top of septic tank in the vicinity of the former single-family residence in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
7	1/11/2021

Description:
View of agricultural pastureland adjacent northeast of the Site.

Photo Direction:
Northeast



Photo No.:	Date:
8	1/11/2021

Description:
View of agricultural cropland in the southeastern portion of the Site, followed by agricultural land adjacent to the southeast.

Photo Direction:
Southeast



Photo No.:	Date:
9	1/11/2021

Description:
View of pond and undeveloped woodland in the southwestern portion of the Site.

Photo Direction:
North



Photo No.:	Date:
10	1/11/2021

Description:
View of Wilbarger Creek, followed by agricultural pastureland adjacent northwest of the Site.

Photo Direction:
Northwest

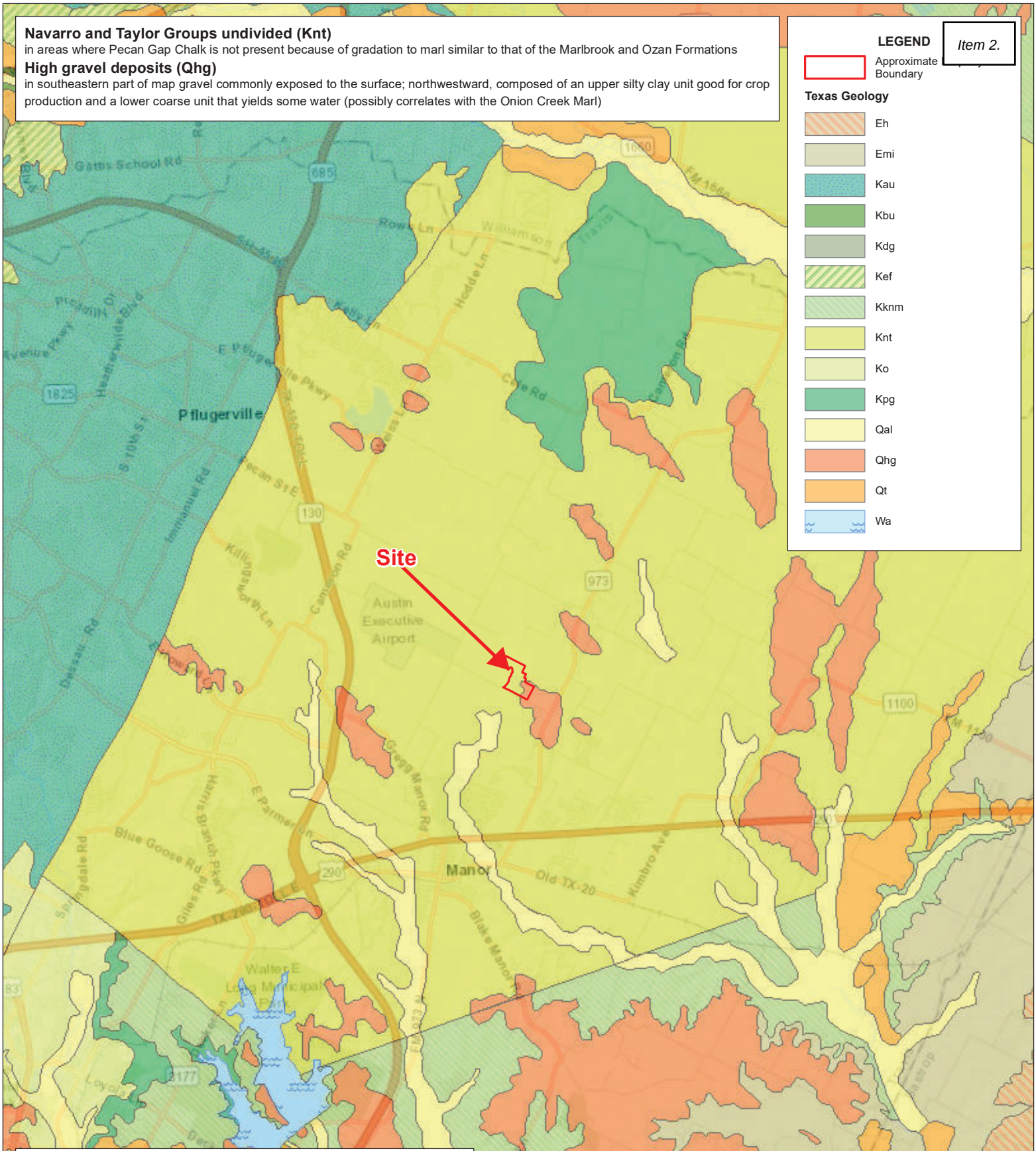


APPENDIX G

REGIONAL GEOLOGIC MAP

Navarro and Taylor Groups undivided (Knt)
in areas where Pecan Gap Chalk is not present because of gradation to marl similar to that of the Marlbrook and Ozan Formations

High gravel deposits (Qhg)
in southeastern part of map gravel commonly exposed to the surface; northwestward, composed of an upper silty clay unit good for crop production and a lower coarse unit that yields some water (possibly correlates with the Onion Creek Marl)



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

GEOLOGIC MAP

PROVIDED BY USGS AND TWSC

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

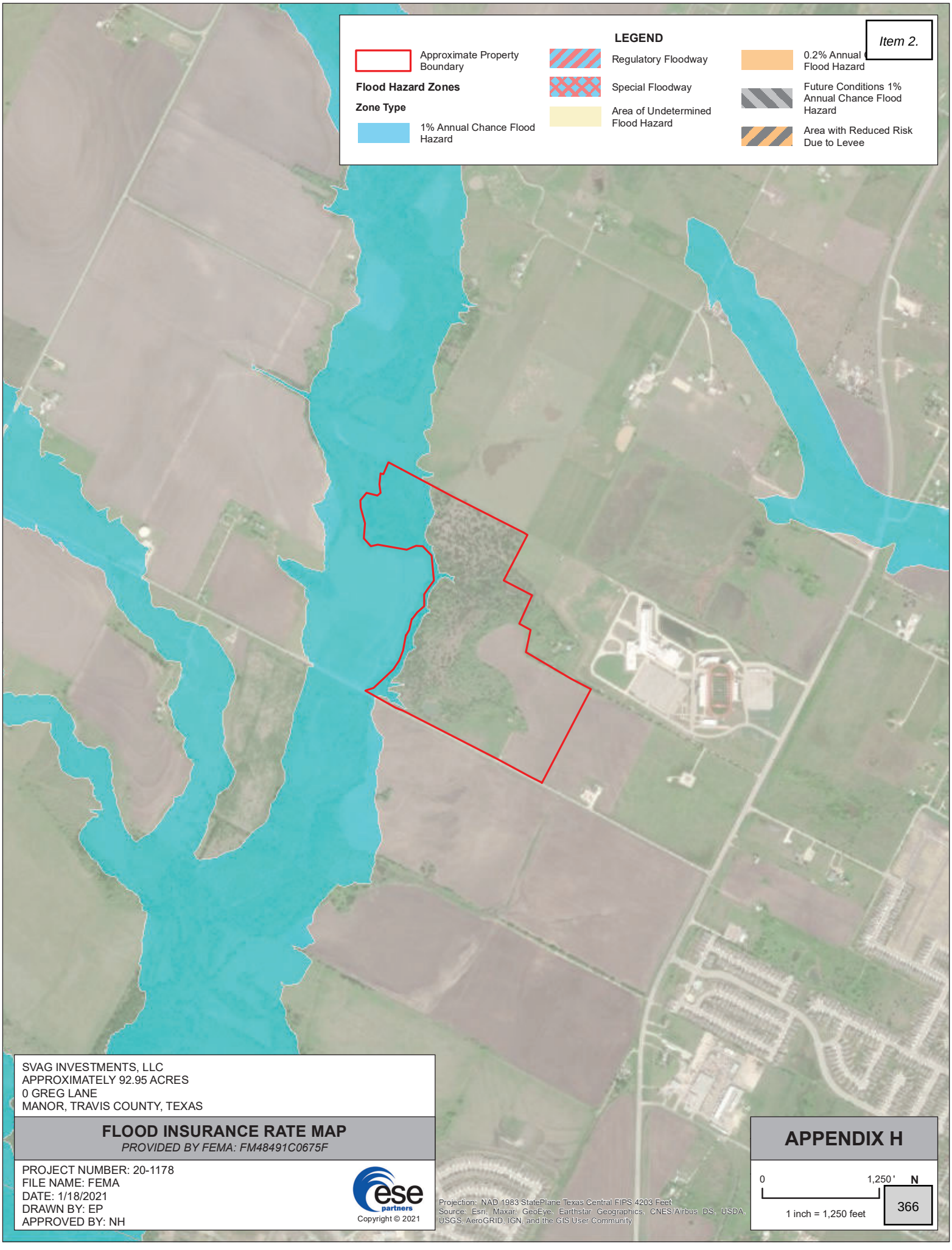
APPENDIX G

0 10,000 ' N

1 inch = 10,000 feet

APPENDIX H

FLOOD INSURANCE RATE MAP



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

FLOOD INSURANCE RATE MAP

PROVIDED BY FEMA: FM48491C0675F

PROJECT NUMBER: 20-1178
FILE NAME: FEMA
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX H

0 1,250' N

1 inch = 1,250 feet

APPENDIX I

SANBORN MAP REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.3
January 07, 2021

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/07/21

Site Name:

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653
EDR Inquiry # 6323565.3

Client Name:

ESE Partners LLC
19416 Park Row Suite 120
Houston, TX 77084
Contact: Rob Thornton

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ESE Partners LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 9662-4EAD-93B0

PO # NA

Project 20-1178

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 9662-4EAD-93B0

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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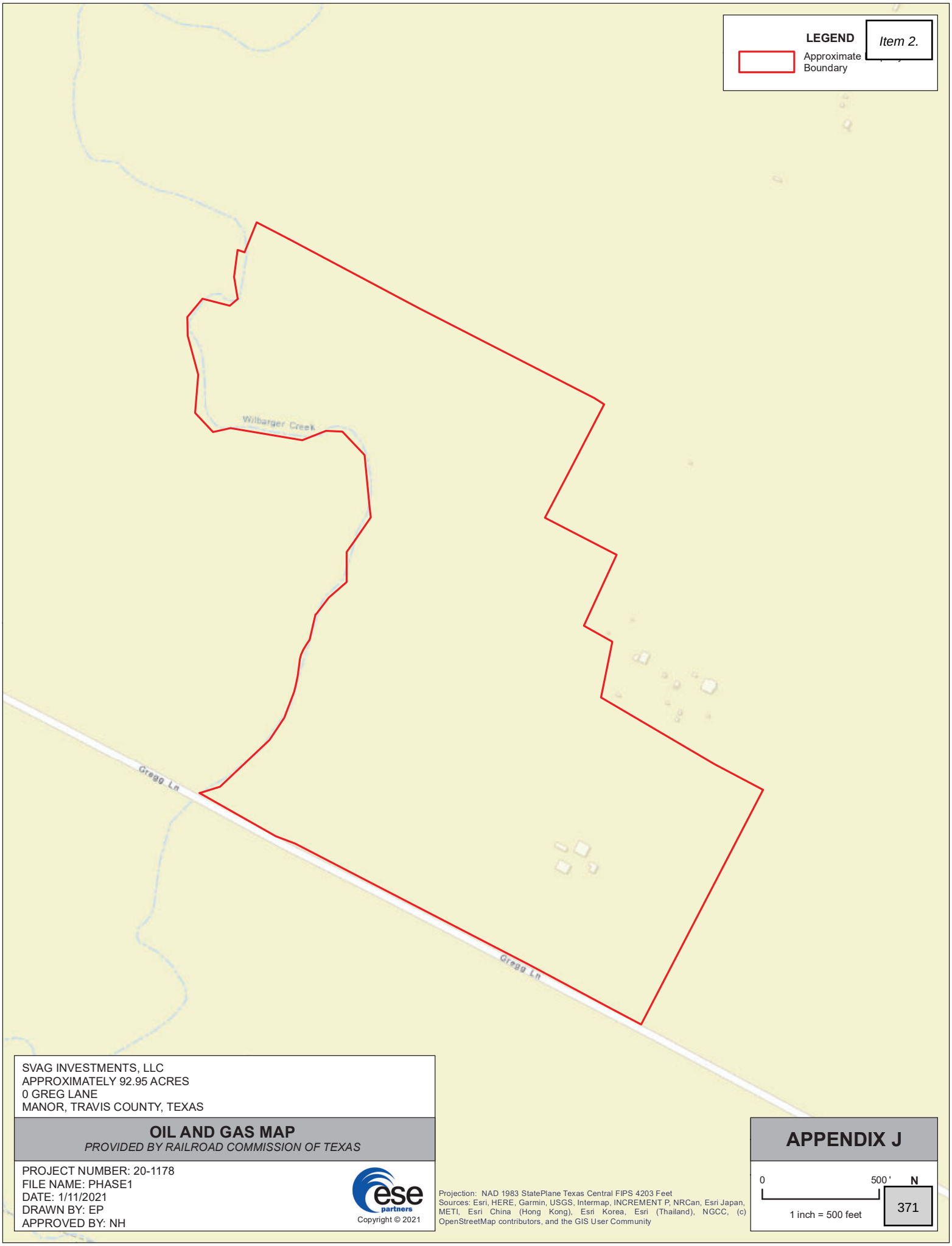
APPENDIX J

RRC GIS MAP



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

OIL AND GAS MAP

PROVIDED BY RAILROAD COMMISSION OF TEXAS

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

APPENDIX J

0 500 ' N

1 inch = 500 feet

APPENDIX K

VAPOR ENCROACHMENT SCREEN REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.2s
January 11, 2021

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Executive Summary	ES1
Primary Map	2
Secondary Map	3
Map Findings	4
Record Sources and Currency	GR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Federal NPL site list	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal CERCLIS list	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
State- and tribal - equivalent NPL	1.0	0	0	0
State- and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS				
Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	0.25	0	0	0
Local Land Records	0.001	0	0	-
Records of Emergency Release Reports	0.001	0	0	-
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS				
EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

APPROXIMATELY 92.95 ACRES
14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

Latitude (North):	30.38304 - 30° 22′ 58.94211″
Longitude (West):	97.536335 - 97° 32′ 10.819702″
Elevation:	585 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

ADDITIONAL ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

EDR HIGH RISK HISTORICAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

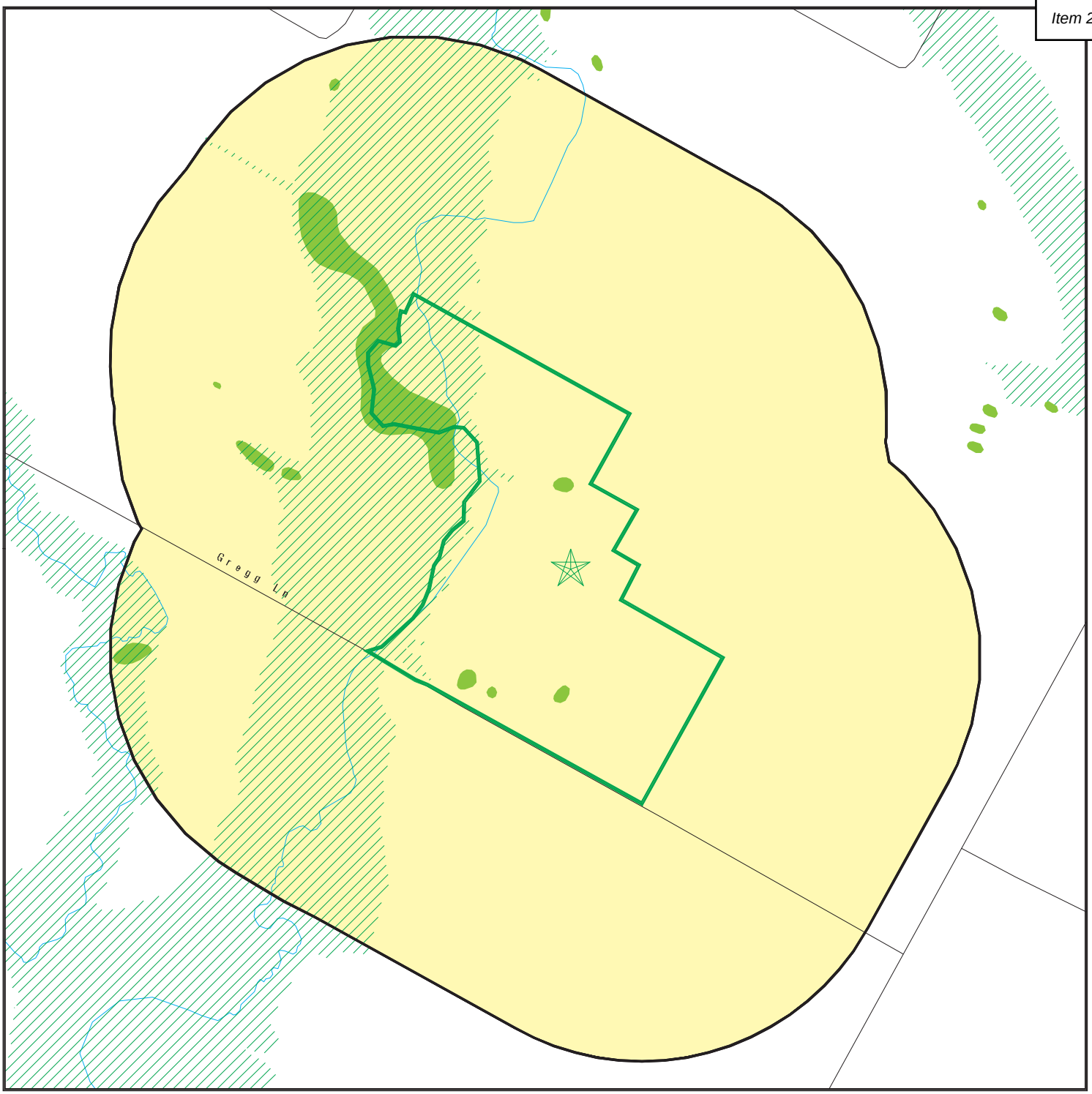
Not Reported

EDR RECOVERED GOVERNMENT ARCHIVES

Name	Address	Dist/Dir	Map ID	Page

Not Reported

PRIMARY MAP - 6323565.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 300 1/3 1/2 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:35 am

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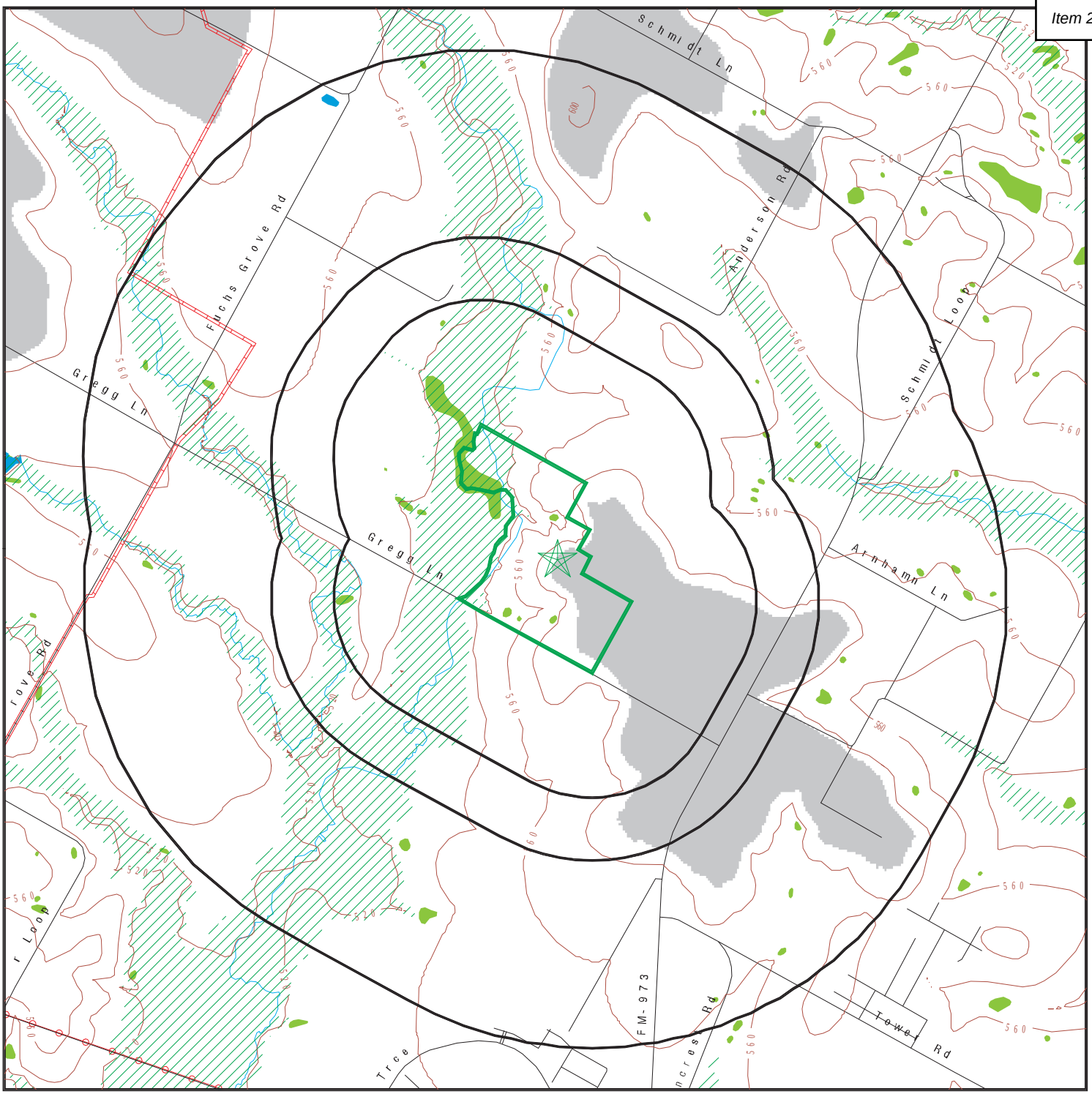
SECONDARY MAP - 6323565.2S



0 1/3 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Approximately 92.95 Acres	CLIENT: ESE Partners LLC
ADDRESS: 14812 N FM 973 RD MANOR TX 78653	CONTACT: Rob Thornton
LAT/LONG: 30.38304 / 97.536335	INQUIRY #: 6323565.2s DATE: January 07, 2021 11:34 am

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MAP FINDINGS

LEGEND

FACILITY NAME **FACILITY ADDRESS, CITY, ST, ZIP**		EDR SITE ID NUMBER
◆ **MAP ID#**	Direction Distance Range (Distance feet / miles) Relative Elevation Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.

Worksheet:

Comments:

Comments may be added on the online Vapor Encroachment Worksheet.

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	10/28/2020	11/05/2020	11/25/2020
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/28/2020	11/05/2020	11/25/2020
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	10/28/2020	11/05/2020	11/25/2020
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	12/14/2020	12/17/2020	12/22/2020
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	08/06/2020	08/21/2020	11/11/2020
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/14/2020	12/15/2020	12/22/2020
State and tribal - equivalent NPL						
TX	SHWS	State Superfund Registry	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
State and tribal landfill / solid waste disposal						
TX	SWF/LF	Permitted Solid Waste Facilities	Texas Commission on Environmental Quality	07/17/2020	07/22/2020	10/12/2020
TX	CAPCOG LI	Capitol Area Landfill Inventory	Capital Area Council of Governments	01/06/2017	01/10/2017	03/15/2017
TX	CLI	Closed Landfill Inventory	Texas Commission on Environmental Quality	08/30/1999	09/28/2000	10/30/2000
TX	NCTCOG LI	North Central Landfill Inventory	North Central Texas Council of Governments	09/28/2020	09/30/2020	12/22/2020
TX	DEBRIS	DEBRIS	Texas Commission on Environmental Quality	03/27/2018	04/04/2018	06/08/2018
TX	H-GAC CLI	Houston-Galveston Closed Landfill Inventory	Houston-Galveston Area Council	03/30/2020	04/01/2020	06/18/2020
TX	WASTE MGMT	Commercial Hazardous & Solid Waste Management Facilities	Texas Commission on Environmental Quality	10/16/2019	01/10/2020	03/18/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal leaking storage tank lists						
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/15/2020	05/20/2020	08/12/2020
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/12/2020
TX	LPST	Leaking Petroleum Storage Tank Database	Texas Commission on Environmental Quality	09/30/2020	10/02/2020	12/22/2020
State and tribal registered storage tank lists						
TX	UST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	AST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/13/2020
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/03/2020	05/20/2020	08/12/2020
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/29/2020	05/20/2020	08/12/2020
US	FEMA UST	Underground Storage Tank Listing	FEMA	07/21/2020	09/03/2020	11/25/2020
State and tribal institutional control / engineering control registries						
TX	AUL	Sites with Controls	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/23/2020
State and tribal voluntary cleanup sites						
TX	VCP RRC	Voluntary Cleanup Program Sites	Railroad Commission of Texas	11/14/2019	01/02/2020	03/04/2020
TX	VCP TCEQ	Voluntary Cleanup Program Database	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
State and tribal Brownfields sites						
TX	BROWNFIELDS	Brownfields Site Assessments	TCEQ	09/01/2020	09/30/2020	12/21/2020
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2020	10/08/2020	01/04/2021
US	ROD	Records Of Decision	EPA	10/28/2020	11/05/2020	11/25/2020
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
TX	DEL SHWS	Deleted Superfund Registry Sites	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
TX	SWRCY	Recycling Facility Listing	TCEQ	08/13/2020	08/19/2020	11/09/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2018	12/04/2019	01/15/2020
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/21/2020	09/22/2020	12/14/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	Delisted NPL	National Priority List Deletions	EPA	10/28/2020	11/05/2020	11/25/2020
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	10/28/2020	11/05/2020	11/25/2020
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/20/2020	09/22/2020	12/14/2020
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/14/2020	09/15/2020	12/10/2020
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/05/2020	08/13/2020	10/21/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/04/2020	08/25/2020	11/18/2020
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	09/10/2020	09/15/2020	11/20/2020
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	04/27/2020	05/06/2020	06/09/2020
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	10/19/2020	10/19/2020	01/04/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	10/09/2019	10/11/2019	12/20/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/05/2020	08/10/2020	10/08/2020
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	09/04/2020	09/15/2020	11/20/2020
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	07/24/2020	08/03/2020	10/21/2020
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2017	06/22/2020	11/20/2020
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/16/2020	09/17/2020	12/10/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
TX	AIRS	Current Emission Inventory Data	Texas Commission on Environmental Quality	06/16/2020	06/24/2020	09/04/2020
TX	APAR	Affected Property Assessment Report Site Listing	Texas Commission on Environmental Quality	10/08/2020	10/15/2020	01/05/2021
TX	ASBESTOS	Asbestos Notification Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	CDL	Clandestine Drug Site Locations Listing	Department of Public Safety	08/07/2017	08/15/2017	05/11/2018
TX	COAL ASH	Coal Ash Disposal Sites	Texas Commission on Environmental Quality	07/29/2020	07/31/2020	10/16/2020
TX	DRYCLEANERS	Drycleaner Registration Database Listing	Texas Commission on Environmental Quality	05/12/2020	05/27/2020	08/11/2020
TX	ED AQUIF	Edwards Aquifer Permits	Texas Commission on Environmental Quality, Au	10/09/2020	10/14/2020	01/05/2021
TX	ENFORCEMENT	Notice of Violations Listing	Texas Commission on Environmental Quality	09/25/2020	09/30/2020	11/30/2020
TX	Financial Assurance 1	Financial Assurance Information Listing	Texas Commission on Environmental Quality	09/18/2020	10/02/2020	12/22/2020
TX	Financial Assurance 2	Financial Assurance Information Listing	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	GCC	Groundwater Contamination Cases	Texas Commission on Environmental Quality	12/31/2018	09/06/2019	11/15/2019
TX	HIST LIENS	Environmental Liens Listing	Texas Commission on Environmental Qualilty	03/23/2007	03/23/2007	05/02/2007
TX	Ind. Haz Waste	Industrial & Hazardous Waste Database	Texas Commission on Environmental Quality	10/09/2020	10/16/2020	12/08/2020
TX	IHW CORR ACTION	IHW CORR ACTION	Texas Commission on Environmental Quality	10/07/2020	10/14/2020	12/08/2020
TX	IOP	Innocent Owner/Operator Program	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
TX	LEAD	Lead Inspection Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/22/2020
TX	MSD	Municipal Settings Designations Database	Texas Commission on Environmental Quality	07/24/2020	07/28/2020	10/12/2020
TX	NPDES	NPDES Facility List	Texas Commission on Environmental Quality	08/10/2020	08/11/2020	11/02/2020
TX	PRIORITY CLEANERS	Dry Cleaner Remediation Program Prioritization List	Texas Commisision on Environmenatl Quality	03/03/2020	06/03/2020	08/18/2020
TX	RWS	Radioactive Waste Sites	Texas Commission on Environmental Quality	07/24/2006	12/14/2006	01/23/2007
TX	SPILLS	Spills Database	Texas Commission on Environmental Quality	07/21/2020	07/24/2020	07/30/2020
TX	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	05/15/2005	01/03/2013	03/07/2013
TX	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/23/2012	01/03/2013	03/07/2013
TX	TIER 2	Tier 2 Chemical Inventory Reports	Department of State Health Services	12/31/2012	06/07/2013	07/22/2013
TX	UIC	Underground Injection Wells Database Listing	Texas Commission on Environmental Quality	11/06/2019	11/07/2019	01/16/2020
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
TX	PFAS	PFAS Contamination Site Location Listing	Texas Commission on Environmental Quality	08/27/2020	09/04/2020	11/25/2020
TX	NON REGIST PST	Petroleum Storage Tank Non Registered	Texas Commission on Environmental Quality	06/01/2020	06/02/2020	08/18/2020
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
TX	CENTRAL REGISTRY	The Central Registry	Texas Commission on Environmental Quality	03/25/2020	04/07/2020	07/01/2020
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	10/03/2020	10/06/2020	01/04/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/17/2020	08/17/2020	10/21/2020
TX	COMP HIST	Compliance History Listing	Txas Commission on Environmental Quality	11/19/2019	11/25/2019	02/04/2020
TX	PST STAGE 2	PST Stage 2	Texas Commission on Environmental Quality	07/17/2019	07/18/2019	09/24/2019
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
HISTORICAL USE RECORDS						
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
TX	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Texas Commission on Environmental Quality		07/01/2013	12/26/2013
TX	RGA LF	Recovered Government Archive Solid Waste Facilities List	Texas Commission on Environmental Quality		07/01/2013	01/13/2014
COUNTY RECORDS						
TX	HIST UST AUSTIN	Historic Tank Records	Department of Planning & Development Review	06/25/2012	06/29/2012	08/23/2012

STREET AND ADDRESS INFORMATION

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APPENDIX L

CITY DIRECTORY REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.8
January 11, 2021

The EDR-City Directory Image Report

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by infoUSA®

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☐	☐	EDR Digital Archive
1995	☐	☐	EDR Digital Archive
1992	☐	☐	EDR Digital Archive
1986	☐	☐	Cole Criss-Cross Directory
1981	☐	☐	Cole Criss-Cross Directory
1977	☐	☐	Cole Criss-Cross Directory
1972	☐	☐	Cole Criss-Cross Directory
1967	☐	☐	Cole Criss-Cross Directory
1964	☐	☐	Cole Criss-Cross Directory
1958	☐	☐	Cole Criss-Cross Directory

EXECUTIVE SUMMARY

Year	Target Street	Cross Street	Source

FINDINGS

TARGET PROPERTY STREET

14812 N FM 973 RD
MANOR, TX 78653

Year	CD Image	Source	
FM 973 N			
2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A3	EDR Digital Archive	
2005	pg A4	EDR Digital Archive	
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1986	-	Cole Criss-Cross Directory	Street not listed in Source
1981	-	Cole Criss-Cross Directory	Street not listed in Source
1977	-	Cole Criss-Cross Directory	Street not listed in Source
1972	-	Cole Criss-Cross Directory	Street not listed in Source
1967	-	Cole Criss-Cross Directory	Street not listed in Source
1964	-	Cole Criss-Cross Directory	Street not listed in Source
1958	-	Cole Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

FM 973 N 2017

13407 MONROE, BYRON A
14411 ESTRADA, GILBERTO S
14605 GOOD LUCK GRILL
14623 BREAUX, AUTUMN
14812 LUTZ-CARRILLO, SKY J
14832 MANOR INDEPENDENT SCHOOL DISTRICT
16133 DAOUST, GARY E
16205 BALLI, GUSTAVO D
SHAFFER, DENNIS R
16212 BIGGERSTAFF, HOMER L
MOHR, NIC W
16219 JONES, GERALD A
16229 CARDENAS, ELIZABETH
FRANZETTI, CANYON C
16407 VERMEER, MATTHEW
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, FELIPE A
17208 SHAKOLLI, ARBEN
17618 JOHLE, KEN A
17900 MOEBUS, CHRISTOPHER D

FM 973 N 2014

13809	NUNEZ, RUPERTO
14200	BROWN, JOHN W
	CHAPA-BROWN, STEPHANIE T
	ROSALES, KIMBERLY
14401	VOELKER, SCOTT
14411	OCCUPANT UNKNOWN,
14605	GOOD LUCK GRILL
14623	BREAUX, AUTUMN
14812	LUTZ, JIM T
14832	MANOR INDEPENDENT SCHOOL DISTRICT
15219	OCCUPANT UNKNOWN,
15230	OCCUPANT UNKNOWN,
15405	KENNY, PATRICIA K
15624	ARROYO, SOCORRO S
16133	OCCUPANT UNKNOWN,
16205	BALLI, GUSTAVO D
16209	FOSBOURG, LINDA
	RODRIGUEZ, ROBERT R
16212	BIGGERSTAFF, HOMER L
	MOHR, NICOLAS W
16215	OCCUPANT UNKNOWN,
16219	JONES, GERALD A
16229	CARDENAS, ELIZABETH
	FRANZETTI, JOHN A
16501	GUERRA, EDWARD M
16508	CASTILLO, FIDENSIO
16517	JASEK, DENNIS E
17204	GOMEZ, FELIPE A
17208	SHAHOLLI, ARBEN
17220	OCCUPANT UNKNOWN,
17223	OCCUPANT UNKNOWN,
17600	OCCUPANT UNKNOWN,
17618	JOHLE, KEN A
17726	KING, RICHARD L
17900	MOEBUS, CHRISTOPHER D

FM 973 N 2010

13500 OCCUPANT UNKNOWN,
13809 DESANTIAGO, PEDRO A
13860 NICHOLS, CLIDE
13901 CASIANO-JARAMILLO, SALVADOR
KRUPALLA, JENNIFER
13909 BUTLER, JAMES C
13915 MORRIS, DENISE
14005 PAZ, NAUL M
14013 JUNKER, RONALD
14200 BROWN, JOHN W
14208 BROWN, KIM
14401 TEXAS SURETY
VOELKER WELDING & CONSTRUCTION
14411 ESTRADA, GILBERTO S
14605 GOOD LUCK GRILL
14812 CARRILLO, ALEX
15219 GARCIA, JOSPHINE
15230 OCCUPANT UNKNOWN,
15405 KENNY, PATRICIA K
15624 ARROYO, SOCORRO S
15911 RAESZ, ROBERT E
16105 PECK, RICKY
16133 OCCUPANT UNKNOWN,
16205 BALLI, GUSTAVO D
16209 RODRIGUEZ, ROBERT R
16212 BIGGERSTAFF, HOMER L
16215 HOUGHTALING, JOSEPH
16219 DOUCET, AARON T
16229 ESCOBAR, JOSE L
FRANZETTI, JOHN A
16407 COPE, TERRY D
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, JACQUELINE Y
17208 SHAHOLLI, ARBEN
17223 OCCUPANT UNKNOWN,
17600 OAKLEY, JAMES R
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 MCCOMACK, AARON
18019 EHRLICH MECHANICAL

FM 973 N 2005

13500 OCCUPANT UNKNOWN,
13726 COTTEN, RYAN A
13800 OCCUPANT UNKNOWN,
13809 OCCUPANT UNKNOWN,
13860 NICHOLS, CLIDE
13901 COX, LAWRENCE W
13909 MONTAGUE, PAMELA B
13915 FLINTSTONE GROUP
SUNCREST FARM
WARD, ANNETTE L
14005 LAWRENCE, DAVID J
14013 JUNKER, RONALD
14200 BROWN, JOHN W
14208 ROSALES, JESUS
14215 CROUCH / KST ENTERPRISES LTD
14225 FALCON STORAGE
14401 VOELKER WELDING & CONSTRUCTION
VOELKER, STAN D
14411 ESTRADA, GILBERTO A
14623 GITTER DONE COMERCIAL SERVICES
14812 CARRILLO, ALEX
LUTZ / BOLAMAN JIM
15219 GARCIA, JOSPHINE
15230 MCPHIE, EWAN D
15315 AFFORDABLE SPAS
READY, PAUL
15405 KENNY, PATRICIA
15411 SMITH, GARY
15417 SMITH, BYRON R
15501 BOECKER, ARTHUR D
15506 LUCAS, JEFFREY L
15510 LAWRENCE, JOHN D
15600 MCCUTCHEON, LISA
15616 PHELPS, TIM B
15621 OCCUPANT UNKNOWN,
15624 DAHLY, DONALD E
15911 RAESZ, ROBERT E
16205 BALLI, GUSTAVO D
16209 OCCUPANT UNKNOWN,
16212 BIGGERSTAFF, HOMER L
16215 ANSALDUA, JESUS
16219 OCCUPANT UNKNOWN,
16229 ESCOBAR, JOSE L
16407 COPE, TERRY D
16501 GUERRA, EDWARD M
16508 OCCUPANT UNKNOWN,
ULTRA HEALTH CARE
16517 JASEK, DENNIS E
16525 GREENMAN NURSERY
VINCENT, DAVID J

FM 973 N 2005 (Cont'd)

17223 OCCUPANT UNKNOWN,
17517 OCCUPANT UNKNOWN,
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 ADVANCED SYSTEM INC
SANMIGUEL, SANTOS
18019 CROWLEY, SANDRINA
EHRLICH MECHANICAL

APPENDIX M

RECORDS OF COMMUNICATION

Rob Thornton

From: TCSO Open Records Request <tcsor@traviscountytx.gov>
Sent: Friday, January 15, 2021 11:40 AM
To: Rob Thornton
Subject: [EXTERNAL] RE: 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please accept this correspondence in connection with your request for information regarding **14812 N. FM 973**. After a diligent search of the records maintained by this office, I was unable to locate any incidents report by our office with the information provided.

I hope you find this information helpful. Should you have any questions in this regard, please feel free to contact our office.

Karel Macias
Legal Secretary
Travis County Sheriff's Office
PO Box 1748, Austin, Texas 78767
Office: 512-854-9718 **Fax:** 512-854-7270
Website: www.tcsheriff.org

From: Rob Thornton <rob@esepartners.com>
Sent: Thursday, January 7, 2021 3:16 PM
To: TCSO Open Records Request <tcsor@traviscountytx.gov>
Subject: [CAUTION EXTERNAL] 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email is from OUTSIDE Travis County. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

Good Afternoon,

I am conducting a Phase I Environmental Site Assessment on a property in unincorporated Travis County, near the intersection of N. FM 973 and Gregg Lane, which are identified as the following Travis Central Appraisal District (TCAD) Property IDs: 259074 and 259066. I wanted to request any available records regarding any emergency or spill response incidents that Travis County might have for these addresses.

Thanks for your assistance in this matter.

Very respectfully,
Rob

Robert W. Thornton
Staff Environmental Scientist II

ESE Partners, LLC
3839 Bee Cave Road, Suite 150
Austin, Texas 78746
O: 512.859.6500
C: 936.346.9699 | **E**: rob@esepartners.com
www.esepartners.com

Responsibly Moving Business Forward
Through Environmental Problem Solving

Request Your Phase I ESA Proposal Here:
http://www.esepartners.com/phase-i-esa-bid-request/

Total Control Panel Login

To: rob@esepartners.com
From: prvs=864970099b=tcsor@traviscountytx.gov

Message Score: 57
My Spam Blocking Level: Medium

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Block traviscountytx.gov

High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

APPENDIX N

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Robert Thornton

Staff Environmental Scientist II, Phase I Environmental Professional



Mr. Thornton joined ESE Partners in 2020 and has over a decade of experience in environmental consulting. He has authored over 1,000 due diligence projects including Phase I Environmental Site Assessments (ESAs). He has also conducted Waters and Wetlands Delineations, Environmental Constraints and Natural Resource Reviews, NEPA Reviews, materials sampling, and SPCC/SWPPP site reviews on sites throughout the United States for a broad range of clients.

EDUCATION
Bachelor of Science, Ocean and Coastal Resources, Texas A&M University Galveston

TRAINING
First Aid and CPR

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

CERTIFICATIONS
Texas Licensed Asbestos Inspector (TX DSHS License Number 603467)

Certified Lead-Based Paint Inspector (US Department of Housing and Urban Development

RELEVANT EXPERIENCE

Phase I ESA

Performed over one-hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers since joining ESE. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, commercial properties, retail centers, multi-family developments, industrial facilities, institutional facilities, and utility-scale renewable energy projects in 46 states. Additionally, Mr. Thornton conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

Construction Materials Sampling

Performed Asbestos Containing Materials and Lead-Based Paint inspections, sampling, and surveys on commercial, industrial, residential, and telecommunications facilities in Texas.

ArcGIS

Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

Natural Resources

Conducted Waters of the U.S. /Wetlands assessments, Section 404 and Section 10 Permitting, Threatened and Endangered Species Reviews, Natural Resources/Environmental Constraints Reviews, Cultural Resource Reviews, FCC NEPA Reviews, NEPA Categorical Exclusion Reviews, and NEPA Environmental Assessments. Conducted biological specimen monitoring, surveys, and pre-construction relocation for protected and endangered species in Texas.

Compliance

Audited numerous oil and gas facilities to identify necessary environmental-related permits and reporting requirements. Conducted field reviews for applications for Storm Water Pollution Prevention Plans (SWP3s). Conducted and maintained Individual Wastewater Permits, Spill Prevention, Control, and Countermeasures (SPCC) Plans, and Pollution Prevention (P2) Plans. Reported to state agencies for Toxic Release Inventory (TRI) report, Tier II reporting, and hazardous waste classification and reporting.

Subsurface Investigations

Assisted in field investigations for several Phase II ESAs in order to verify the presence of chemicals of concern in soil, groundwater, and surface water.



Kathryn O'Gorman, PG

Managing Director of Due Diligence, Senior Geologist

Ms. O'Gorman has over 10 years of experience with environmental due diligence and compliance assistance. As the Managing Director for Due Diligence Business Unit, she directs a team of geologist and scientists on site assessments and investigations on undeveloped, residential, commercial, industrial and oil and gas properties. Various types of environmental reports performed include Phase I Environmental Site Assessments (ESAs) in accordance with ASTM E1527-13 standards, Transaction Screens, Property Condition Assessments (PCAs) and desktop reviews.

EDUCATION
Bachelor of Science, Geology, Texas A&M University

TRAINING
Medic First Aid and CPR

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

Small Business Administration (SBA) SOP 50 10 5(C) & (D)

CERTIFICATION
Texas Board Professional Geoscientists – Professional Geologist (PG), State of Texas License Number 11417

RELEVANT EXPERIENCE

Environmental Due Diligence **–** Managed and performed over 2,300 Phase I ESAs, Transaction Screens and desktop reviews for a variety of clients including prospective purchasers, lending institutions, attorneys, sellers and real estate developers. Trains new employees on proper collection, interpretation and organization of data into technical reports. She reviews work quality prior to client submittal. Additionally, Ms. O'Gorman instructs new employees on conducting interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard. Reviews complex environmental remediation reports and consults clients on next steps. Oversees the coordination and delivery of wetland determinations, threatened and endangered species reviews and cultural resource reviews.

Stormwater Permitting **–** Ms. O'Gorman has five years of experience preparing and managing of the Stormwater Pollution Prevention Plan (SWPPP) in accordance with the TPDES/NPDES Construction and Multi-Sector General Permit, developing best management practices, and conducting monitoring, sampling, training, and reporting to the TCEQ. This also includes identifying best management practices to be installed, implemented, and maintained to minimize the discharge of pollutants in stormwater from each facility. Ms. O'Gorman is responsible for field operations including, but not limited to, site assessments for SWPPPs.

Oil Pollution Prevention **–** Responsible for the preparation and management of Spill Prevention Control and Countermeasure (SPCC) Plans, Facility Response Plans (FRPs), and Oil Spill Response Plans (OSRPs) in accordance with the 40 CFR Part 112, 33 CFR 153.1035, and 49 CFR 194 federal regulations addressing oil pollution prevention. She has prepared oil pollution prevention plans for various industries including

aggregates, manufacturing, oil and gas, pipelines and terminals. Additionally, Ms. O'Gorman is responsible for field operations including, but not limited to, site assessments for SPCCs, FRPs, and OSRPs.

Hazardous Waste and Wastewater – Prepares and manages wastewater permits, industrial wastewater permit applications to the TCEQ, sewer discharge permits to cities and MUD districts, industrial and hazardous waste classification and reporting, and commercial and industrial tax abatement for pollution controls. Ms. O'Gorman has experience with classification of industrial and hazardous waste, pollution prevention planning and contingency planning for hazardous wastes.

Environmental Compliance – Ms. O'Gorman annually prepares and reports Toxic Release Inventories (TRIs) and Tier II inventories to the EPA and regulatory state agencies for various clients located in Texas, Louisiana, Oklahoma, and New Mexico. Ms. O'Gorman is responsible for other projects related to environmental compliance including, but not limited to, the preparation and management of general compliance audits, Pollution Prevention (P2) Plans, commercial and industrial tax abatement for pollution controls, and communicating with regulatory agencies regarding NOVs, project updates, and reporting requirements under various regulations.

Subsurface Investigations – Assisted in site investigations for dozens of Phase II ESAs in order to characterize site conditions and confirm or deny the presence of chemicals of concern in soil, groundwater, surface water, sediment and soil vapor.



Thomas Kirby

Project Environmental Scientist I

Mr. Kirby joined ESE Partners in 2020 and has over three years of experience in environmental consulting and investigations. In his role as Project Environmental Geologist I, his responsibilities include the collection and interpretation of data collected and its organization into technical reports for Phase I ESAs in accordance with ASTM E1527-13 standards. Mr. Kirby has also conducted Municipal Solid Waste (MSW) and Industrial and Hazardous Waste (IHW) investigations throughout North Texas for the Texas Commission on Environmental Quality (TCEQ).

EDUCATION

Master of Science, Integrated Science & Technology, James Madison University

Bachelor of Science, Biology, University of Texas at Arlington

TRAINING

ESRI ArcGIS

OSHA 24-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

RELEVANT EXPERIENCE

Phase I ESA **–** Performed over one hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers with ESE and in a previous environmental consulting role. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, retail centers, multi-family developments, industrial facilities, and institutional facilities throughout the country. Additionally, Mr. Kirby conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

ArcGIS **–** Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

Relevant Experience **–** In his previous role at another environmental firm, Mr. Kirby was responsible for conducting Phase I and II ESAs, impacted material management, preparation of corrective action plans, and Environmental Health & Safety Plans. Additionally, Mr. Kirby's responsibilities encompassed remediation of groundwater and soil at contaminated sites. Remediation activities include but is not limited to Direct-Push Technology (DPT) and hollow-stem auger drilling, installation of wells, soil, vapor, and groundwater sampling, and installation of soil-vapor extraction systems.

Mr. Kirby also previously worked for the Texas Commission on Environmental Quality (TCEQ). At the TCEQ, his responsibilities included conducting on-site and record review investigations for Municipal Solid Waste and Industrial and Hazardous Waste facilities in accordance with state and federal regulations. Mr. Kirby's additional responsibilities at the TCEQ consisted of performing on-site evaluations of permit conditions and providing technical assistance to regulated entities, local governments, and the public regarding state and federal regulations, permit applications, and site-specific compliance questions.

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, September 2, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

~~1. The PUD should have a name.~~

~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~

~~3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.~~

~~4. No secondary access for the site was provided.~~

~~5. The typical PUD notes were not included with the submittal.~~

~~6. The PUD should list any proposed variances from City of Manor Code of Ordinances.~~

~~7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.~~

~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~

~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~

~~10. Will any parkland be dedicated to the City?~~

~~11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.~~

~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~

~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~

~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. **The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.**

~~16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.~~

~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~

~~18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.~~

~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~

~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~

~~21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.~~

~~22. Please provide a copy of the land plan that is referenced in the comment responses.~~

~~23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.~~

~~24. The proposed collector roadway needs to be realigned to the west.~~

Additional comments

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or simililar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroup.com

September 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or simililar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

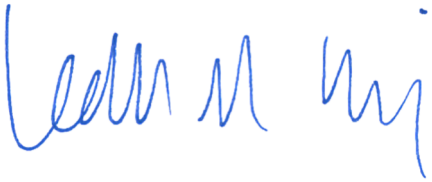
The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, October 14, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2022-P-1480-ZO
Job Address: Gregg Lane Development Final PUD, Manor 78653

Dear Aneil Naik,

We have conducted a review of the Gregg Lane Development Final PUD, submitted by you and received by our office on October 14, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented.

Please submit a hard copy of the Final PUD to Scott Dunlop at the City of Manor for signatures.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Preliminary PUD Site Plan

Project Name: New Haven Development Preliminary PUD
Case Number: 2021-P-1338-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the New Haven Subdivision located near the intersections of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Preliminary PUD Site Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359

AGENDA ITEM NO. 3

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: SEC Planning, LLC
Owner: Blackburn Group

BACKGROUND/SUMMARY:

This PUD amendment is to add a new unloaded collector to the plan in accordance with the new thoroughfare plan for the city. This new roadway will connect south to Silent Falls Way in Shadowglen. Adding the road caused the loss of 9 lots, which were added in a cul-de-sac in the rear of the property. The new road is adjacent to an open space lot, so the amount of parkland in the PUD increased from 22.2 to 22.9 acres. No other changes were made. The original PUD was approved on Jan. 19, 2022.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Letter of Intent
- PUD Amendment
- Current approved PUD
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

October 14, 2022

Scott Dunlop, Director of Planning
City of Manor Planning Department
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch PUD Zoning Amendment Application Letter of Intent

Monarch Ranch is approximately 134.5 acres located on the southwest corner of Gregg Lane and FM 973. The proposed project development will provide a mix of residential product offerings as well as commercial frontage along FM 973.

The Applicant requests to amend the Planned Unit Development to modify the Parkland dedication and street alignment due to plan changes.

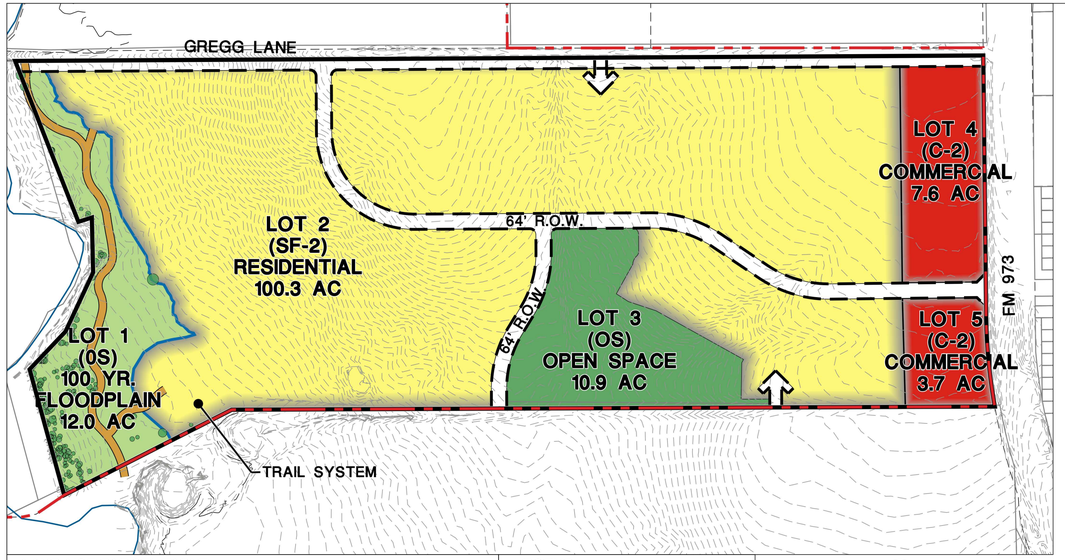
As part of the PUD zoning amendment request, the applicant is also proposing additional enhancements beyond those provided in the approved PUD. These additional enhancements are proposed to ensure cohesion throughout the community. Some of the additions as shown on the amended concept plan include the following:

- Addition of Landscape buffers along new unloaded collector
- Maintaining overall parkland acreage at or above approved plan

Thank you for your consideration of this zoning amendment request. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Mark Baker
Principal



LAND USE PARCEL TABLE			
LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.9 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	12.0 ACRES	1 LOTS	
(OS) OPEN SPACE	9.3 ACRES	1 LOTS	
TOTAL	134.5 ACRES		3.0 DU/AC

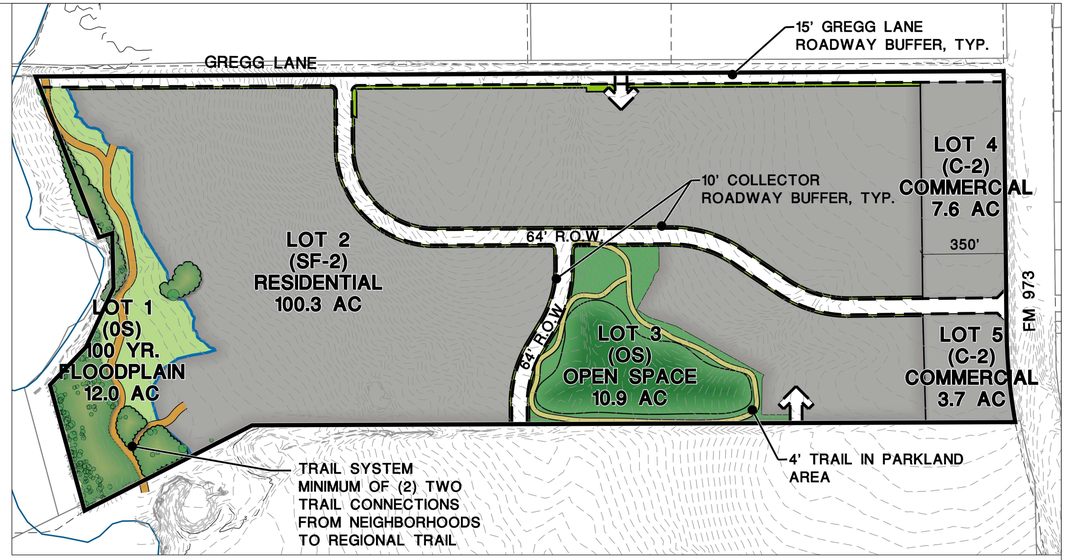
LEGEND

- PLAN BOUNDARY
- PROPOSED RIGHT-OF-WAY
- CITY LIMITS
- 4' WALKS
- 8' TRAILS

North

0 300' 600' 900'

Scale: 1" = 300'



PARK PLAN

PARK LAND DEDICATION:

North

0 300' 600' 900'

Scale: 1" = 300'

400 (number of dwelling units) /66 x 1 = 6.1 (required park acreage) 22.9 (proposed park acreage)

8' CONCRETE TRAIL (2,400 L.F.)

A. Purpose and Intent

1. The Monarch Ranch Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

   SF-2 (Single-Family Standard)
   C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

1. The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

D. Allowable/Prohibited Uses

1. The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be four hundred (400). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.

2. The following uses shall be prohibited within the C-2 area of the PUD:
   - Amusement (outdoor)
   - Automobile Repair (minor)
   - Automobile Repair (major)
   - Commercial Off-Street Parking
   - Contractor's Shop
   - Financial Services (alternative)
   - Funeral Services
   - Kennel
   - Laundry Services
   - Mini-Storage Warehouse
   - Off-Site Accessory Parking
   - Pawnshop
   - Recreational Vehicle Sales and Rental
   - Truck and Trailer Sales and Rental
   - Veterinary Service, Large

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
   a. A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
   b. A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.

2. The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
Lot Width: (minimum)50 ft.
Front Setback: (minimum)25 ft.
Side Setback: (minimum)5 ft.
Street Side Setback: (minimum)15 ft.
Rear Setback to residential:(minimum)10 ft.
Rear Setback to commercial: 15 ft
Minimum dwelling unit size: 1,700 sq. ft.
Maximum building coverage: 50%
Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended

F. Commercial Development Standards

1. The Monarch Ranch commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

G. Drainage Dedication and Facilities

1. Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

H. Parkland and Open Space

1. This Final PUD Site Plan provides approximately 22.9 acres of park and open space with the dedication of two (2) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, 100 year floodplain, trail corridor and active programmed parkland.

2. An eight-foot (8') concrete trail shall provide pedestrian/bike access along the parkland corridor connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.

3. Parkland amenities located within the Enfield PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
   a. Age 5-12 playground
   b. Age 2-5 playground
   c. Parking area with a minimum of 20 parking spaces
   d. Minimum 10,000 square foot dog park (may be allowed within detention area)
   e. Minimum 20 foot by 30 foot picnic pavilion

4. A portion of the parkland may be utilized for a private amenity pool and associated restroom facility. This lot defined for the private amenity will not be dedicated to the City and final boundary will be determined at the platting stage of development. The private amenity portion of the overall parkland will be a maximum of 2 acres.

5. A minimum 4 foot wide, concrete sidewalk shall be provided parallel to the Gregg Lane Landscape Buffer.

6. The proposed parkland shall be dedicated to the City of Manor and privately maintained by the Monarch Ranch Homeowner's Association.

I. Landscaping

1. Gregg Lane Landscape Buffer
   a. A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

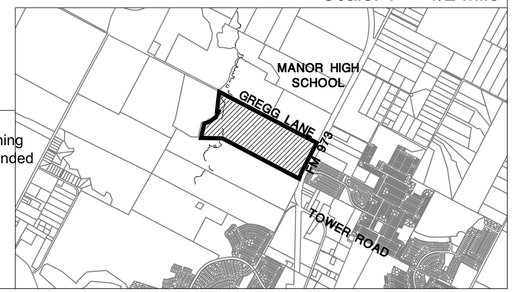
2. Unloaded Collector Landscape Buffer.
   a. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

3. Storm Water Detention
   a. Storm water detention facilities shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).

4. Masonry wall shall be provided along the rear and side lotlines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

5. All landscape buffers and walls shall be privately maintained by the Monarch Ranch Homeowners Association.

VICINITY MAP
Scale: 1" = 1/2 Mile



Approval and authorized for record by the City Council for the City of Manor, Texas.

Dated this ____ Day of _____, 20___

By:_____
Honorable Mayor Dr. Christopher Harvey
Mayor of the City of Manor, Texas

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this ____ Day of _____, 20___

By:_____
Julie Leonard, Chairperson

SEC Planning, LLC
Austin, Texas
LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
4201 W. Parmer Lane Bldg A Suite 220
Austin, TX 78727
T 512.246.7003
F 512.246.7703
www.secplanning.com
Email : info@secplanning.com

BLACKBURN HOMES

MONARCH RANCH
FINAL PUD SITE PLAN
MANOR, TEXAS

Z:\2100038-BBGR\Cadfiles\PLANNING\Submittals\PUD Amendment_10-2022\PUD Site Plan_Notes Monarch Ranch Amendment.dwg

Issued:
1. PUD Submittal 5/24/2021
2. _____
3. _____
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Revisions:
1. PUD Submittal 7/29/2021
2. PUD Submittal 8/30/2021
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4. PUD Amend Submittal 10/13/2022
5. _____

Issue Date: _____

Drawn By:
Reviewed By: MB

Project No.
210038 - BBGR

SHEET 1 of 1

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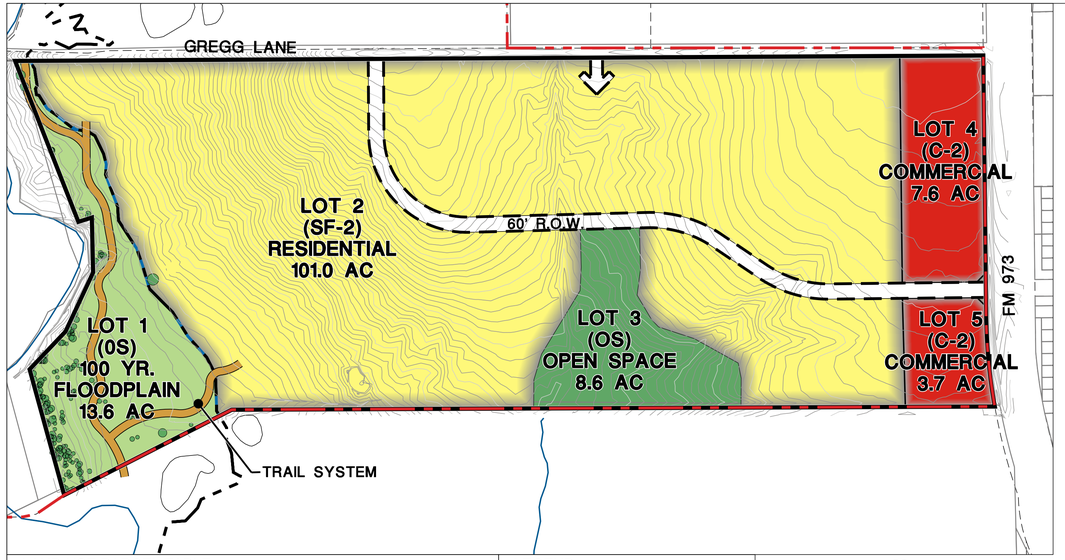
SEC Planning, LLC



LAND USE PARCEL TABLE			
LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.0 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	13.6 ACRES	1 LOTS	
(OS) OPEN SPACE	8.6 ACRES	1 LOTS	
TOTAL	134.5 ACRES		3.0 DU/AC

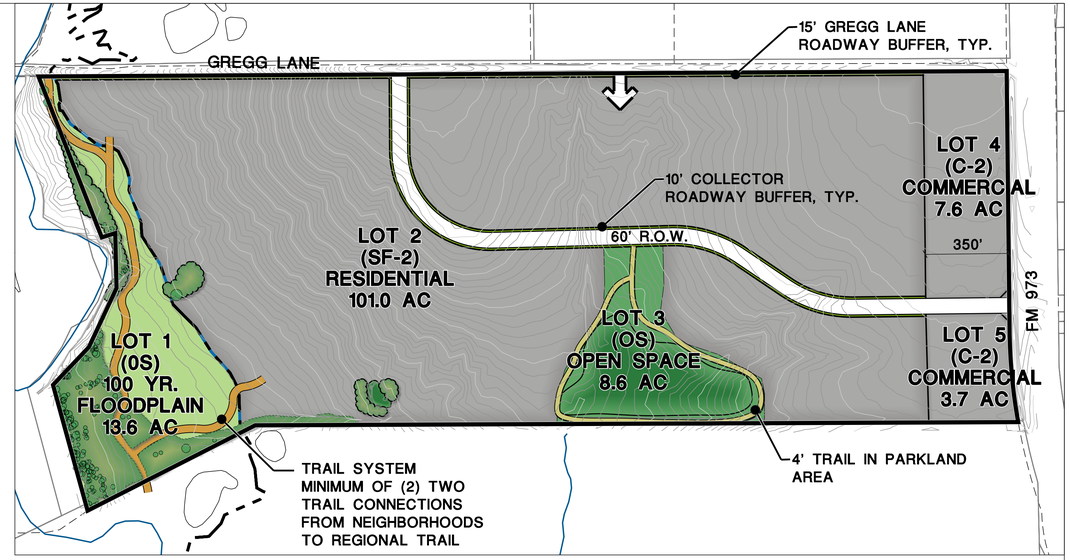
LEGEND

- PLAN BOUNDARY
- PROPOSED RIGHT-OF-WAY
- CITY LIMITS
- 4' WALKS
- 8' TRAILS

North

0 300' 600' 900'

Scale: 1" = 300'



PARK PLAN

PARK LAND DEDICATION:

North

0 300' 600' 900'

Scale: 1" = 300'

400 (number of dwelling units) /66 x 1 = 6.1 (required park acreage) 22.2 (proposed park acreage)

8' CONCRETE TRAIL (2,674 L.F.)

A. Purpose and Intent

1. The Monarch Ranch Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

B. Applicability and Base Zoning

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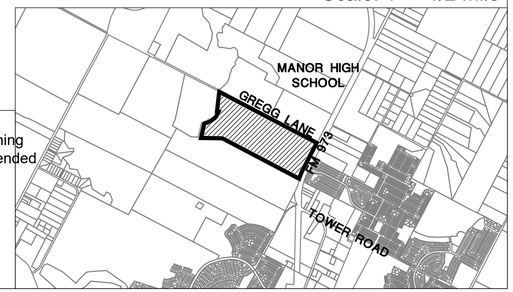

Approval and authorized for record by the City Council for the City of Manor, Texas.

Dated this ____ Day of _____, 20___

By:_____
Honorable Mayor Dr. Larry Wallace Jr.
Mayor of the City of Manor, Texas

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this ____ Day of _____, 20___

By:_____
Philip Tryon, Chairperson

SEC Planning, LLC
Austin, Texas
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LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
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Email : info@secplanning.com

BLACKBURN HOMES

MONARCH RANCH
FINAL PUD SITE PLAN
MANOR, TEXAS

Z:\210038-BBGR\Cadfiles\PLANNING\Submittals\Preliminary PUD Site Plan.dwg

Issued:
1. PUD Submittal 5/24/2021
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1. PUD Submittal 7/29/2021
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Issue Date: _____

Drawn By:
Reviewed By: MB

Project No.
210038 - BBGR

SHEET 1 of 1

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SEC Planning, LLC

GBA

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, November 3, 2022

SEC Planning
SEC Planning, LLC
4201 W. Parmer Lane, Bldg. A, Ste. 220
Austin TX
info@secplanning.com

Permit Number 2022-P-1481-ZO
Job Address: GREGG LN TX, MANOR 78653

Dear SEC Planning,

The submittal of the revised Monarch Ranch PUD Amendment Site Plans submitted by SEC Planning, LLC and received by our office on 11/3/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the PUD to Scott Dunlop at the City of Manor for signatures. A copy of the signed PUD will be uploaded under project files on my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Final PUD Site Plan

Project Name: Monarch Ranch PUD Amendment
Case Number: 2022-P-1481-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Ln and N. FM 973, Manor, TX.
Applicant: SEC Planning, LLC
Owner: Blackburn Group

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this PUD Amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

CITY OF PFLUGERVILLE
PO BOX 589
PFLUGERVILLE, TX 78691-0589

GREGG LANE DEV LLC
101 PARKLANE BLVD STE 102
SUGAR LAND, TX 77478-5521v

BOARD OF TRUSTEES OF THE ISD
DENNIS ANDERSON ETAL
533 HIWASEE ROAD
WAXAHACHIE, TX 75165-6448

UNITED STATES OF AMERICA
ANDERSON DENNIS ETAL
UNITED STATES ATTORNEYS OFFICE
533 HIWASEE RD
WAXAHACHIE, TX 75165-6448

BURATTI, ROBERT JOE 6903
GENEVA DR
AUSTIN, TX 78723-1506

STRABO HOLDINGS LLC
13510 BR0ADMEADE AVE
AUSTIN, TX 78729

FOXTROT HOLDING LLC
14605 FM 973 N
MANOR, TX 78653-3539

HOLLEY, EBONY L & TERRY G JR
14526 PERNELLA RD
MANOR, TX 78653-2062

BLAKELY, ARTURO S V & JENNIFER A
14522 PERNELLA RD
MANOR, TX 78653-2062

SHEPPERD, RICHARD & ROSE MARY
14518 PERNELLA RD
MANOR, TX 78653-2062

AGUILERA, JAVIER R & LAURA GUDINO PENA & RAUL PENA & LUZ ROSAS DE GUDINO
14514 PERNELLA RD
MANOR, TX 78653-2062

RODARTE, GAMALIEL & ALEXANDRIA SERPAS
14510 PERNELLA RD
MANOR, TX 78653-2062

MORALES, GERARDO M 14506 PERNELLA RD
MANOR, TX 78653-2062

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN, TX 78729-1190

CONTINENTAL HOMES OF TEXAS LP
SUITE 400 10700 PECAN PARK BLVD
AUSTIN, TX 78750-1227

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN, TX 78729-1190

CHAPARRO, JUAN P & SULEIVA CHAPARRO-RODRIGUEZ
14408 PERNELLA RD
MANOR, TX 78653-2061

CLARK, MARY M
14404 PERNELLA RD
MANOR, TX 78653-2061

ESCOBEDO, KRISTINE A & MATTHEW J
14400 PERNELLA RD
MANOR, TX 78653-2061

ESTRADA, GILBERTO A & MARIA D
14411 FM 973 N
MANOR, TX 78653

LEKCAM COMMUNICATION LLC 16404 MARCELLO DR
PFLUGERVILLE, TX 78660-2570

WALLACE H DALTON
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TX 78724-1114

AGENDA ITEM NO. 4

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The Concept Plan include 385 residential lots and parkland, open space and drainage lots. The plan includes a mix of 50' and 60' wide residential lots in accordance with the PUD zoning. There is a 64' unloaded collector (Tinajero Way) that extends east-west through the property then connects north to Gregg Lane. A second 64' unloaded collector extends south from Tinajero Way as Silent Falls Way. There is also a 45' ROW dedication along Gregg Lane for future expansion.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

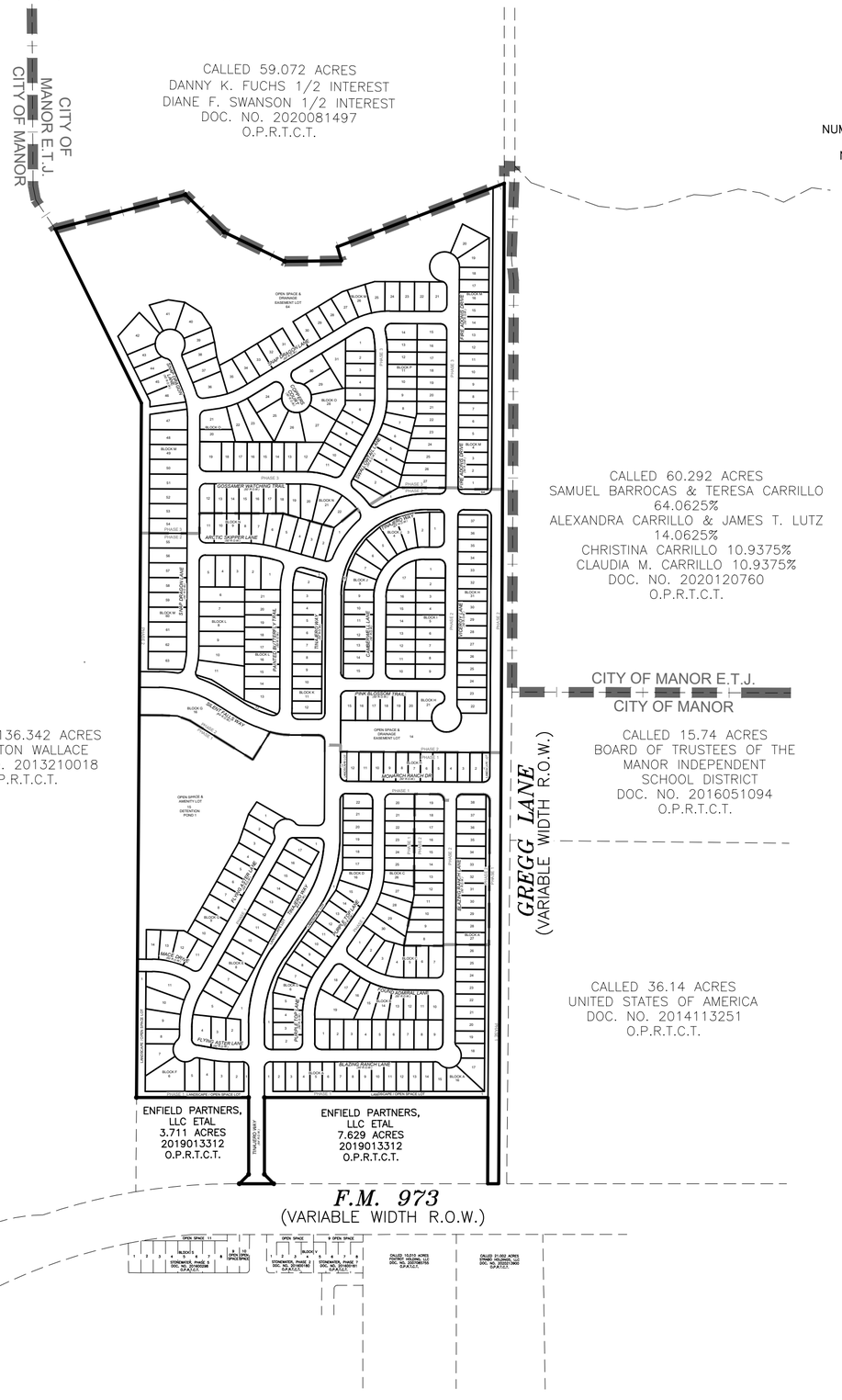
It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

COMMON OWNERSHIP LOTS
LOT 1 BLOCK A
LOT 1 BLOCK D
LOT 1 BLOCK E
LOT 1 BLOCK F
LOT 15 BLOCK G
LOT 1 BLOCK H
LOT 16 BLOCK J
LOT 1 BLOCK K
LOT 56 BLOCK M
LOT 1 BLOCK N

ESTIMATED TIMING OF PHASES
PHASE 1 – 08/01/22, DEPENDENT ON PERMIT APPROVAL
PHASE 2 – 1 TO 2 YEARS AFTER PHASE 1, DEPENDENT ON LOT SALES
PHASE 3 – 1 TO 2 YEARS AFTER PHASE 2, DEPENDENT ON LOT SALES

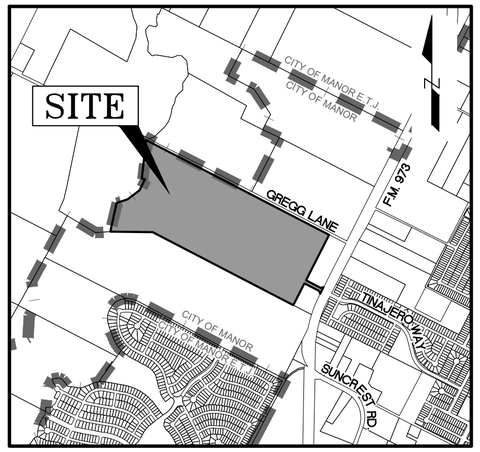


OWNER/DEVELOPER:	MONARCH RANCH AT MANOR, LLC 310 ENTERPRISE DRIVE OXFORD, MISSISSIPPI 38655 PHONE (662) 513-4194 DAVID BLACKBURN
ACREAGE:	123.516 ACRES
SURVEY:	S. BACON SURVEY, ABSTRACT NO. 63
DATE PREPARED:	05/10/2022
NUMBER OF BLOCKS:	16
NUMBER OF LOTS:	400 (SEE TABLE THIS SHEET FOR BREAKOUT)
LINEAR FEET OF NEW STREETS:	18,717 LF
SUBMITTAL DATE:	05/10/2021
BENCHMARK:	GPD DESC.: BENCHMARK #1 BEARING BASIS: TEXAS NORTH CENTRAL ZONE, 4202, NAD 83 – US SURVEY FEET VERTICAL DATUM: NAVD 88 ELEVATION: 593.26'
SURVEYOR:	LANDPOINT, INC. 6410 SOUTHWEST BLVD. STE 127 FORT WORTH, TEXAS 76109 PHONE (817) 554-1805 ROBERT GLEN MALOY, RPLS
ENGINEER:	JAMISON CIVIL ENGINEERING, LLC. 13812 RESEARCH BLVD. #B-2 AUSTIN, TEXAS 78750 TBPE NO. F-17756 PHONE (737) 484-0880 STEPHEN R. JAMISON, P.E.

LEGEND
PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE 594
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
400 200 0 400



LOCATION MAP
SCALE = 1" = 2000'

WATER CALCULATIONS (Per COA Criteria)

Single Family:								
Peak Hour	457 LUEs	x	3.5 people	x	900 gal/person/day	=	1439550 gpd	= 999.7 gpm
Peak Day	457 LUEs	x	3.5 people	x	530 gal/person/day	=	847735 gpd	= 588.7 gpm
Fire Demand	1000 gpm	for	1 HR					
Commercial:								
Peak Hour	72 LUEs	x	3.5 people	x	900 gal/person/day	=	227331 gpd	= 157.9 gpm
Peak Day	72 LUEs	x	3.5 people	x	530 gal/person/day	=	133873 gpd	= 93.0 gpm
Fire Demand	6000 gpm	for	2 HR	(No Sprinkler)				
Fire Demand	3000 gpm	for	2 HR	(With Sprinkler & 50% Reduction)				
Total:								
Peak Hour	**529 LUEs**	**x**	**3.5 peoplex**		**900 gal/person/da**	**=**	**1666881 gpd**	**= 1157.6 gpm**
Peak Day	**529 LUEs**	**x**	**3.5 peoplex**		**530 gal/person/da**	**=**	**981608 gpd**	**= 681.7 gpm**
Fire Demand	**6000 gpm**	**for**	**2 HR**	**(No Sprinkler)**				
Fire Demand	**3000 gpm**	**for**	**2 HR**	**(With Sprinkler & 50% Reduction)**				

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN

	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	385	2,826,482	64.887	52.5%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,372,555	31.510	25.5%
R.O.W. / STREETS*		1,181,052	27.113	22.0%
TOTAL	**400**	**5,380,089**	**123.510**	100.0%

WASTEWATER CAPACITY CALCULATIONS

	Unit		LUEs		Total LUEs	TOTAL POPULATION (capita)
RESIDENTIAL UNITS						
Retail / Commercial	119,800.0	sf	0.000602	LUE/unit	72	252.59
Single-Family	385.0	lots	1	LUE/unit	385	1,347.50
Multi-family	0.0	units	0.70000	LUE/unit	0	0.00
			1 LUE =	3.5 cap	457	
TOTAL EQUIVALENT POPULATION						**1,600.09**
Average Dry Weather Flow, gpd	70	gpd/cap				112,006.33
Average Dry Weather Flow, gpm						77.78
Peak Flow Factor						3.66
Peak Flow, gpd						409,841.92
Maximum Dry Weather Flow, gpm						**284.6**
Service Area, ac						135.00
Inflow/Infiltration, gpd	750	gpd/ac				101,250.00
Maximum Wet Weather Flow, gpd						511,091.92
Net Maximum Wet Weather Flow, gpm						**354.9**
Minimum Flow Factor						0.22
Minimum Dry Weather Flow, gpd						24,586.30
Minimum Dry Weather Flow, gpm						**17.07**

BOUNDARY LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - OVERALL
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17, 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

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File:
Job No.
Snapshot: OVERALL
Scale (Hor.): 1"=100'
Scale (Vert.):
Date:
Checked By:
Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
01 of 07

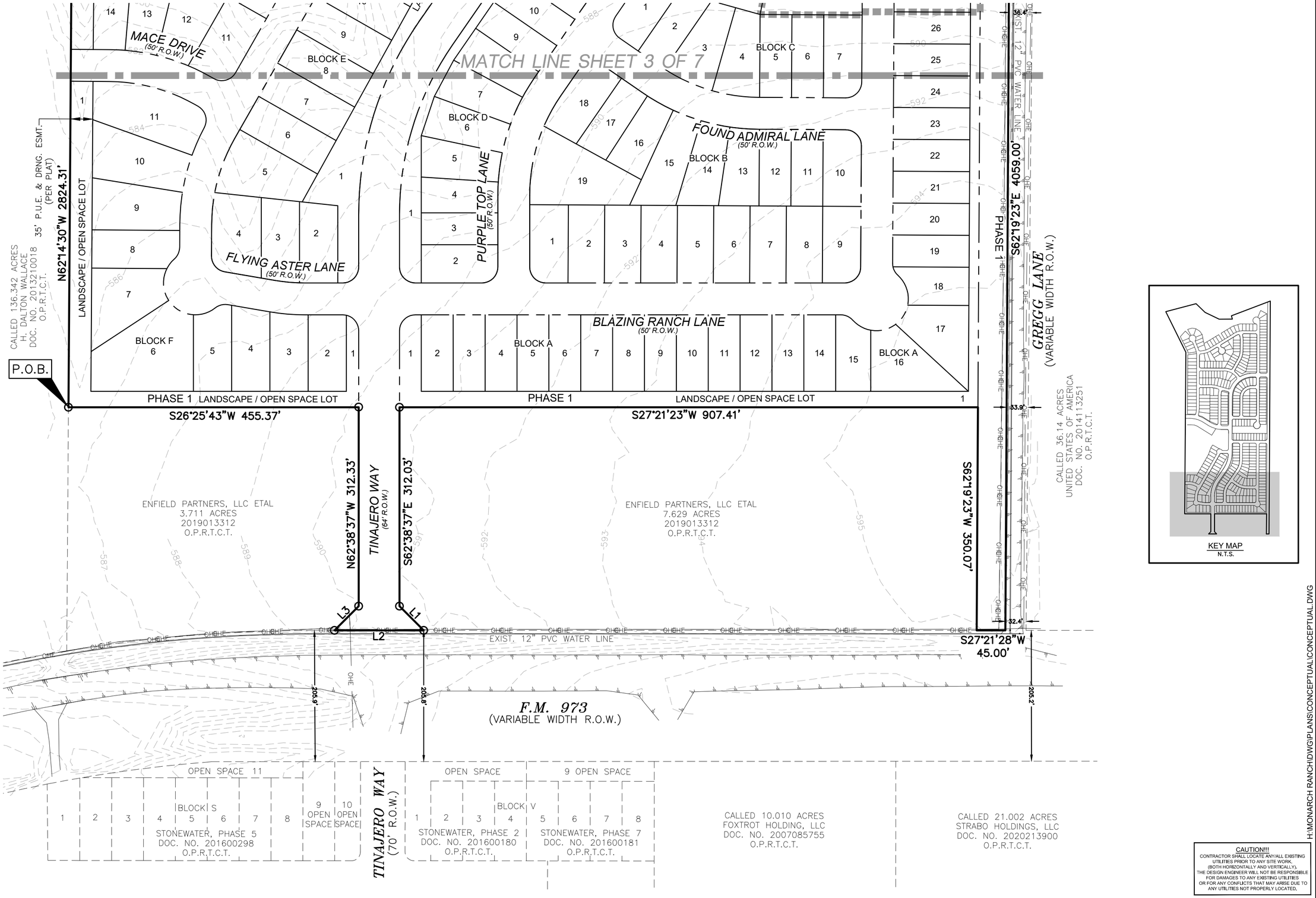
MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE 594
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100



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MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17, 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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File:		Snapshot: CONCEPTUAL	
Job No.		Scale (Vert.):	Drawn By: MM
Scale (Hor.): 1"=100'		Checked By:	
Date:			
Revision 1:			
Revision 2:			
Revision 3:			
Revision 4:			

SHEET
02 of 07

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE — 594
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100



KEY MAP
N.T.S.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
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AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
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JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

CAUTION!!!
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Job No.		Snapshot: CONCEPTUAL	
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Date:		Checked By:	Drawn By: MM
Revision 1:			
Revision 2:			
Revision 3:			
Revision 4:			

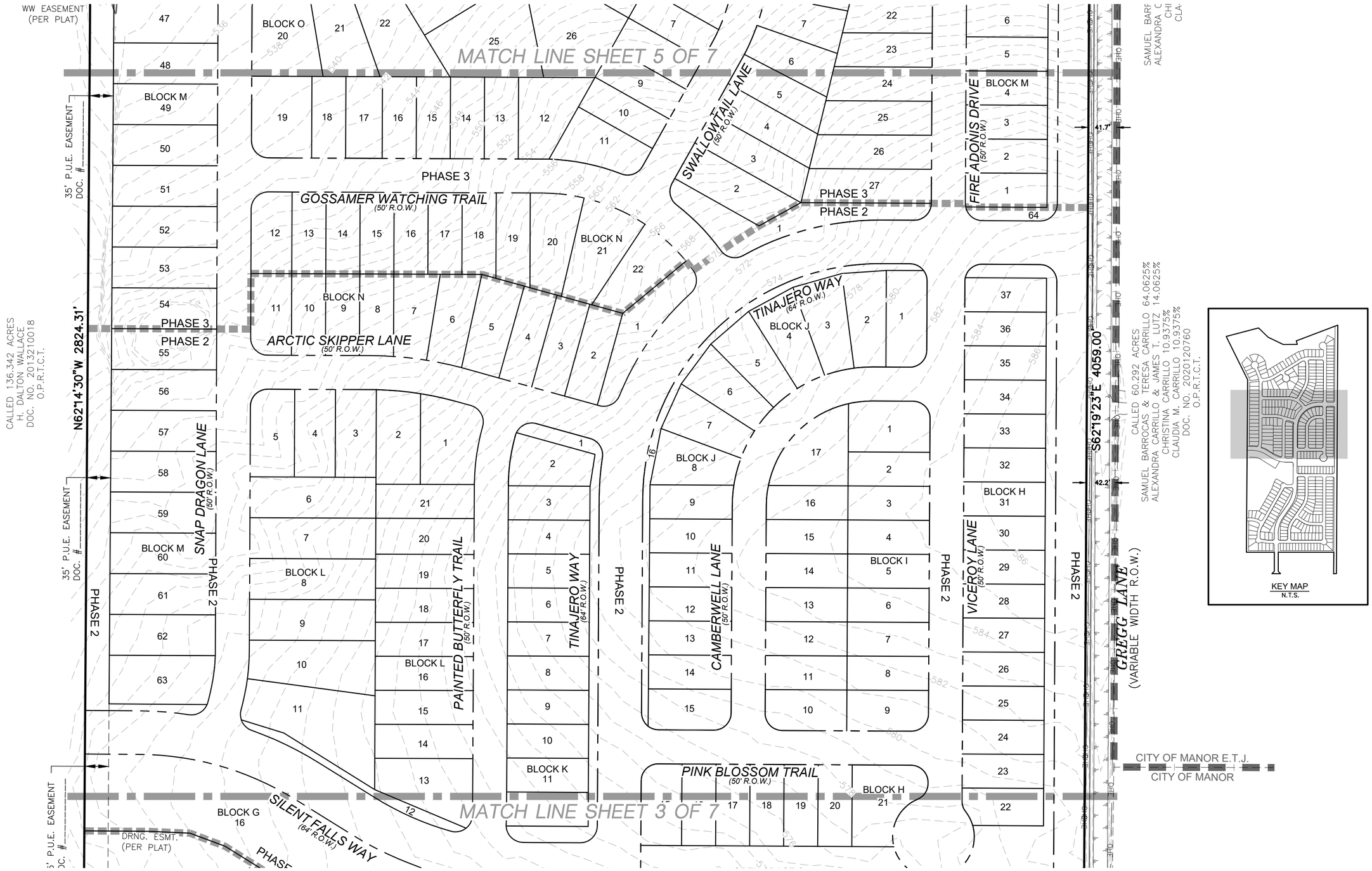
SHEET
03 of 07

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND
PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE 594
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100



KEY MAP
N.T.S.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
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MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 3 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17/2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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File:	
Job No.	Snapshot: CONCEPTUAL
Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By: Drawn By: MM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

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SHEET
04 of 07

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND
PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE 594
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100

CALLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 201321001B
O.P.R.T.C.T.

CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

CITY OF MANOR E.T.J.
CITY OF MANOR

N12°37'38"E 546.74'
N71°31'15"E 218.24'
N53°03'35"E 273.85'
N79°38'13"W 59.13'
N26°39'39"E 230.33'
N06°31'39"E 724.90'
N88°59'54"W 788.38'
S62°19'23"E 4059.00'

1% ANNUAL CHANCE FLOOD PLAIN (FULLY DEVELOPED CONDITIONS)
1% ANNUAL CHANCE FLOOD PLAIN (EXISTING CONDITIONS)
1% ANNUAL CHANCE FEMA FLOOD PLAIN

OPEN SPACE & DRAINAGE EASEMENT LOT 64

BLOCK M
BLOCK O
BLOCK P

SNAP DRAGON LANE (50' R.O.W.)
COPPERS COURT (50' R.O.W.)
SWALLOWTAIL LANE (50' R.O.W.)
GOSSAMER WATCHING TRAIL (50' R.O.W.)
FIRE ADONIS DRIVE (50' R.O.W.)
GREGG LANE (VARIABLE WIDTH R.O.W.)

PHASE 3
PHASE 2

35' P.U.E. EASEMENT DOC. #_____

MATCH LINE SHEET 4 OF 7

KEY MAP
N.T.S.

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JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:	
Job No.	Snapshot: CONCEPTUAL
Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By: Drawn By: MM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
05 of 07

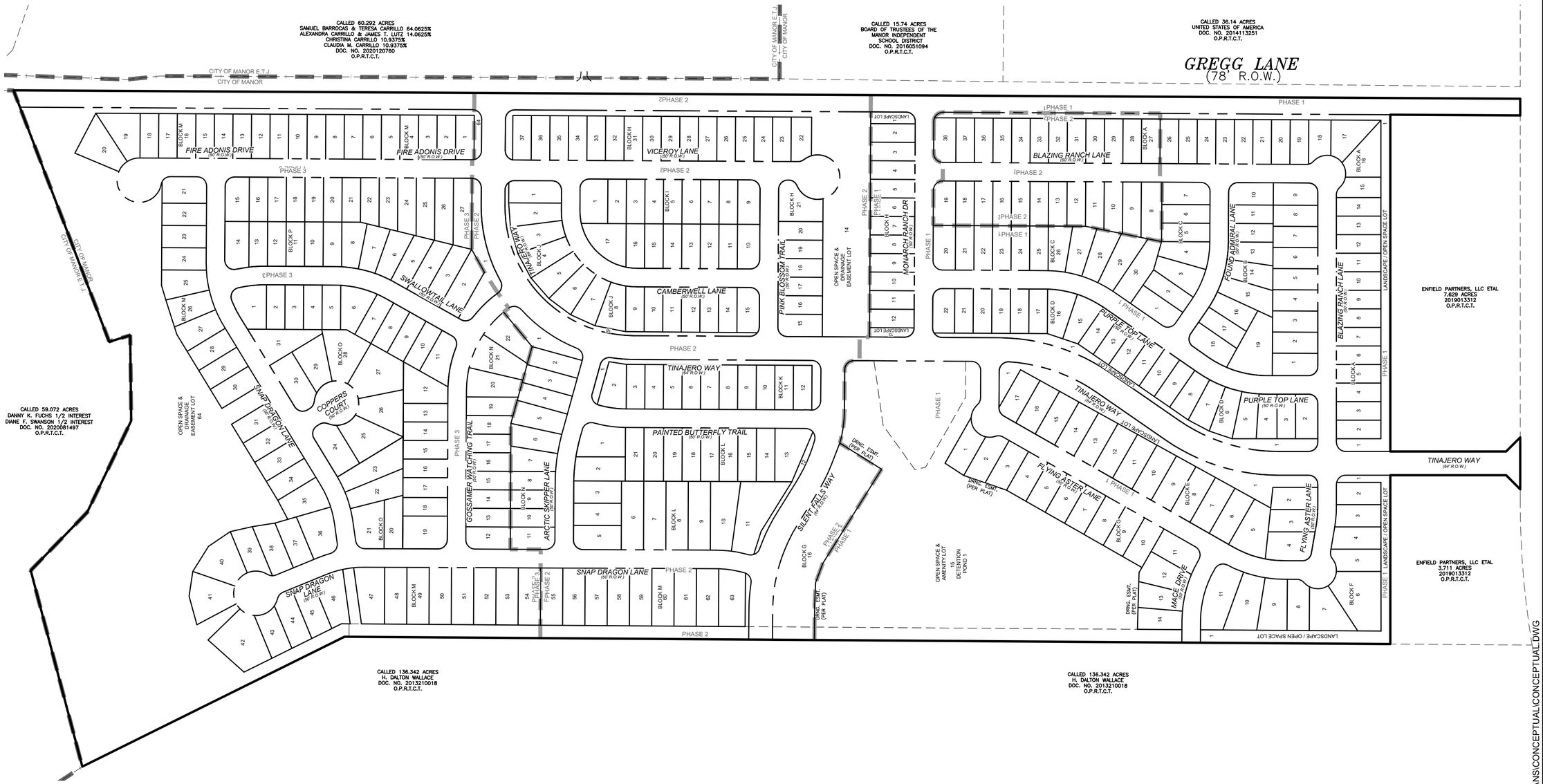
MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE 594
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
200 100 0 200



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MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - PHASING PLAN
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:	
Job No.	Snapshot: PHASING
Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By: Drawn By: MM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
06 of 07

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20___ A.D.

APPROVED:

_____
JULIE LEONARD, CHAIRPERSON

ATTEST:

_____
LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20___ A.D.

BY:

_____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST:

_____
LLUVIA T. ALMARAZ,
CITY SECRETARY

CAUTION!!!
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H:\MONARCH RANCH\DWG\PLANS\CONCEPTUAL\CONCEPTUAL.DWG

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JCE

MONARCH RANCH AT MANOR
NOTES
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17, 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:	
Job No.	Snapshot: CONCEPTUAL
Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By: / Drawn By: GC
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
07 of 07

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, June 7, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. # B-2
Austin TX 78750
Steve@jamisoneng.com

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Concept Plan *(Concept Plan*) submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~

~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

~~4. Setbacks are not required to be shown on the Concept Plan. Please remove them.~~

~~5. Please provide a sheet the shows the entire tract and its relationship to adjacent properties.~~

~~6. Please provide the location of any sites for proposed parks and all areas of common ownership~~.

7. PUEs are not required to be shown on the Concept Plan.

8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

June 23, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).

THE ANTICIPATED TIMING OF EACH PROPOSED PHASE HAS BEEN ADDED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).

THE PHASING PLAN HAS BEEN ADDED TO THE CONCEPT PLAN SET.

3. The City signature blocks should be added to the concept plan. A copy will be provided.

THE CITY SIGNATURE BLOCK HAS BEEN ADDED TO THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

4. Setbacks are not required to be shown on the Concept Plan. Please remove them.

SETBACKS HAVE BEEN REMOVED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

5. Please provide a sheet the shows the entire tract and its relationship to adjacent pro perties.

PLEASE SEE THE NEW OVERALL SHEET ADDED IN THE REVISED SET OF PLANS INCLUDED WITH THIS UPDATE.

6. Please provide the location of any sites for proposed parks and all areas of common ownership.

THE LOT NUMBER AND BLOCK OF ALL LOTS WITH COMMON OWNERSHIP ARE NOW LISTED ON SHEET 1.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



06/27/2022

Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, July 18, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. # B-2
Austin TX 78750
Steve@jamisoneng.com

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Concept Plan submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~

~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

~~4. Setbacks are not required to be shown on the Concept Plan. Please remove them.~~

~~5. Please provide a sheet the shows the entire tract and its relationship to adjacent properties.~~

~~6. Please provide the location of any sites for proposed parks and all areas of common ownership~~.

7. PUEs are not required to be shown on the Concept Plan.

8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

August 4, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP – Update 2

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

THE SIGNATURE BLOCKS HAVE BEEN UPDATED. PLEASE SEE THE REVISED PLANS INCLUDED WITH THIS UPDATE.

7. PUEs are not required to be shown on the Concept Plan.

PUEs ARE NO LONGER BEING SHOWN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

8. Topographic contours at tenfoot intervals or less should be provided on the Concept Plan.

THE REQUESTED CONTOURS HAVE BEEN ADDED TO THE CONCEPT PLAN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

9.Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

SIGNIFICANT EXISTING FEATURES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

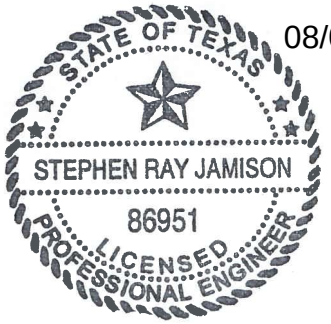
10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

THE CITY LIMIT LINES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,





08/05/2022

Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, November 3, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. # B-2
Austin TX 78750
Steve@jamisoneng.com

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor 78653

Dear Stephen Jamison,

The submittal of the revised Monarch Ranch Concept Plan Site Plans submitted by Jamison Civil Engineering LLC and received by our office on 11/3/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we , therefore,take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Monarch Ranch Concept Plan
Case Number: 2022-P-1437-CP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and FM-973, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX. ***Applicant: Jamison Civil Engineering LLC***
Owner: Monarch Ranch at Manor, LLC

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

United States of America (116406)
533 Hiwasse Rd Anderson Dennis Etal
Waxahachie, TX. 75165

Terry G JR & Ebony Holley
14526 Pernella Rd.
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Board of Trustees of the Manor ISD
533 Hiwasee Road Dennis Anderson Etal
Waxahachie, TX 75165

Jennifer A & Arturo Blakely
14522 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Gregg Lane Dev LLC
101 Parklane Blvd. STE 102
Sugarland TX 77478

Rose Mary & Richard Shepperd
14518 Pernella Rd.
Manor, TX 78653

Continental Homes of TexasLP STE 400
10700 Pecan Park Blvd.
Austin, TX 78750

Pflugerville ISD
PO Box 589
Pflugerville, TX 78691

Laura Patricia Guino & Javier Rosas Aguilera
14514 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Rust Creek LLC
9606 Old Manor Road #1
Austin, TX 78724

Gamaliel & Alexandria Rodarte
14510 Pernalla Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Wallace H Dalton
9505 Johnny Morris RD.
Austin, TX 78724

Gerardo M Morales
14506 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Foxtrot Holding LLC
14605 FM 973 N
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Juan P. Chaparro
14408 Pernella Rd
Manor, TX 78653

Strabo Holdings LLC
13510 Broadmeade Ave.
Austin, TX 78729

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Mary M. Clark
14404 Pernella Rd.
Manor, TX 78653

Robert Joe Buratti
6903 Geneva Dr.
Austin, TX 787233

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Kristine A & Matthew J Escobedo
1440 Pernella Rd.
Manor, TX 78653

AGENDA ITEM NO. 5

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Jamison Civil Engineering, LLC
Owner: Monarch Ranch at Manor, LLC

BACKGROUND/SUMMARY:

This plat has been conditionally approved by our engineers. The Preliminary Plat includes 385 residential lots and parkland, open space and drainage lots. The plan includes a mix of 50' and 60' wide residential lots in accordance with the PUD zoning. There is a 64' unloaded collector (Tinajero Way) that extends east-west through the property then connects north to Gregg Lane. A second 64' unloaded collector extends south from Tinajero Way as Silent Falls Way. There is also a 45' ROW dedication along Gregg Lane for future expansion.

The TIA is still under review by Travis County, so this Preliminary Plat has been conditionally approved pending the TIA's approval. The City is in the process of annexing Gregg Lane and the County has indicated that when that occurs, they would no longer be a party to the TIA and reviews would be between the City and TxDOT. It's anticipated the annexation and TIA approval will occur prior to the next P&Z meeting, so a conditional approval would prevent the developer from having to wait until December for the next P&Z meeting should the TIA be approved before then.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

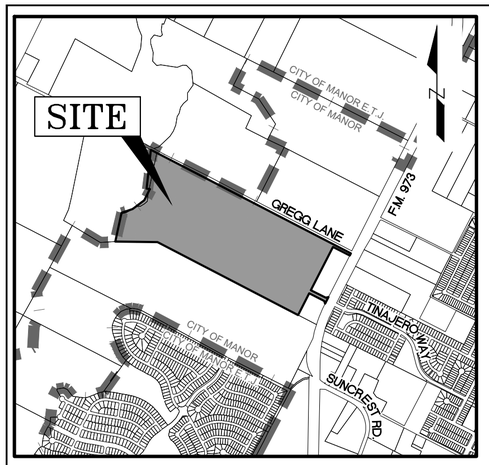
- Preliminary Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

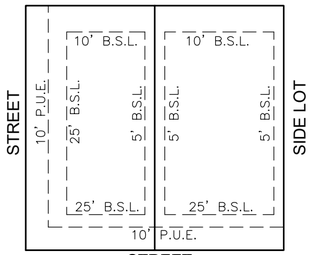
It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

MONARCH RANCH AT MANOR
PRELIMINARY PLAT



LOCATION MAP
SCALE: 1" = 2000'



TYPICAL LOT DETAIL
SCALE = N.T.S.

BOUNDARY LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'

SHEET INDEX

01	OVERALL PRELIMINARY PLAT
02	PRELIMINARY PLAT - SHEET 1 OF 4
03	PRELIMINARY PLAT - SHEET 2 OF 4
04	PRELIMINARY PLAT - SHEET 3 OF 4
05	PRELIMINARY PLAT - SHEET 4 OF 4
06	CURVE TABLE
07	LOT AREA TABLE
08	EXISTING CONDITIONS - SHEET 1 OF 4
09	EXISTING CONDITIONS - SHEET 2 OF 4
10	EXISTING CONDITIONS - SHEET 3 OF 4
11	EXISTING CONDITIONS - SHEET 4 OF 4
12	EXISTING CONDITIONS - TREE LIST
13	PROPOSED IMPROVEMENTS - SHEET 1 OF 4
14	PROPOSED IMPROVEMENTS - SHEET 2 OF 4
15	PROPOSED IMPROVEMENTS - SHEET 3 OF 4
16	PROPOSED IMPROVEMENTS - SHEET 4 OF 4

CITY OF MANOR ACKNOWLEDEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20___ A.D.
APPROVED: ATTEST:

_____ _____
JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20___ A.D.
APPROVED: ATTEST:

_____ _____
HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS
LLUVIA T. ALMARAZ, CITY SECRETARY

OWNER/DEVELOPER: MONARCH RANCH AT MANOR, LLC
310 ENTERPRISE DRIVE
OXFORD, MISSISSIPPI 38655
PHONE (662) 513-4194
DAVID BLACKBURN

ACREAGE: 123.516 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 63

DATE PREPARED: 05/10/2022

NUMBER OF BLOCKS: 16

NUMBER OF LOTS: 400
(SEE TABLE THIS SHEET FOR BREAKOUT)

LINEAR FEET OF NEW STREETS: 18,717 LF

BENCHMARK:
GPD DESC.: BENCHMARK #1
BEARING BASIS: TEXAS NORTH CENTRAL ZONE, 4202, NAD 83 - US SURVEY FEET
VERTICAL DATUM: NAVD 88
ELEVATION: 593.26'

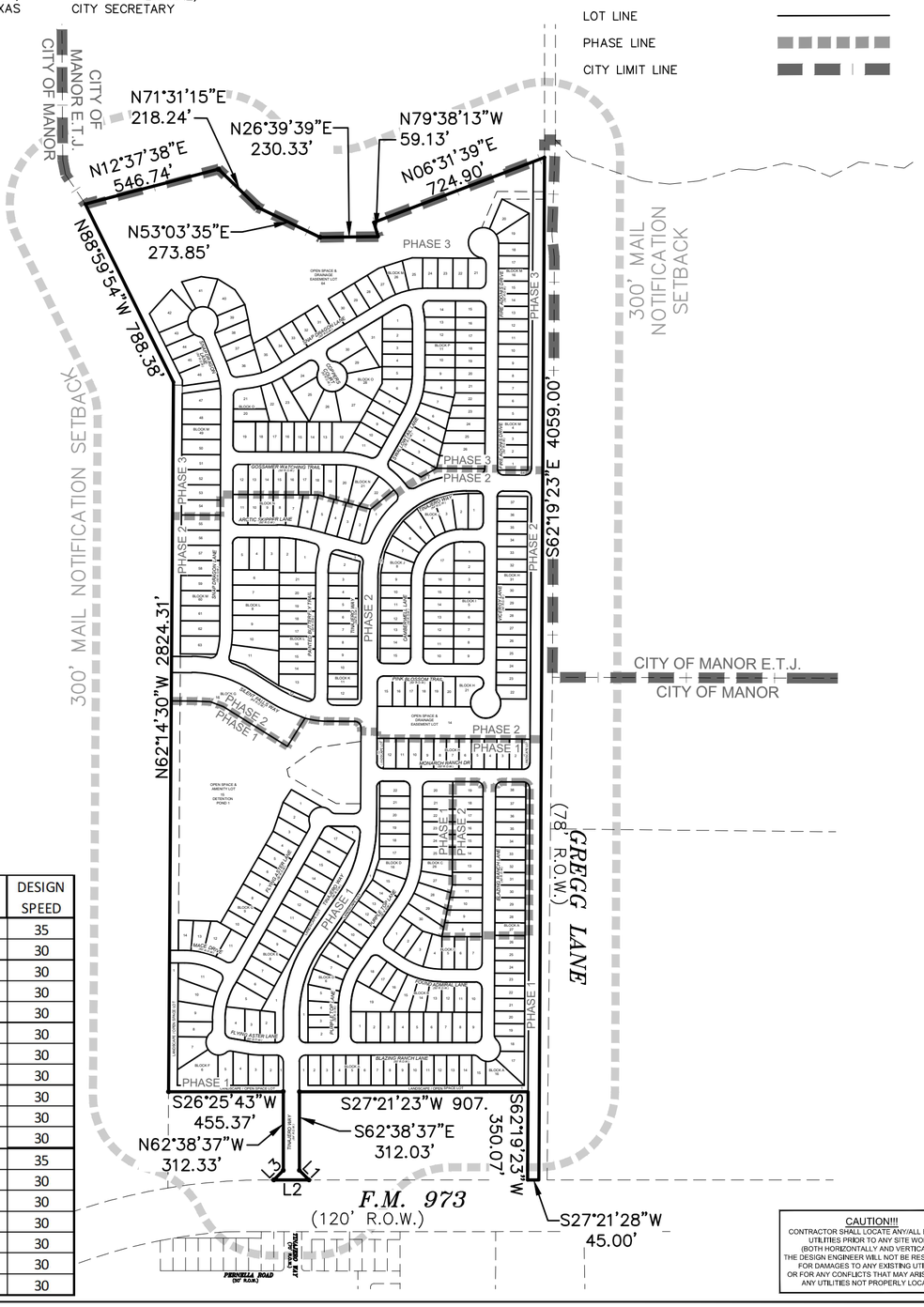
SURVEYOR: LANDPOINT, INC.
6410 SOUTHWEST BLVD. STE 127
FORT WORTH, TEXAS 76109
PHONE (817) 554-1805
ROBERT GLEN MALOY, RPLS

ENGINEER: JAMISON CIVIL ENGINEERING, LLC.
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
TBPE NO. F-17756
PHONE (737) 484-0880
STEPHEN R. JAMISON, P.E.

LAND USE SUMMARY TABLE	
LOT TYPE	NO. LOTS
SINGLE FAMILY	385
OPEN SPACE / LANDSCAPE / DRAINAGE	15
TOTAL	**400**

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN				
	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	385	2,826,482	64.887	52.5%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,372,555	31.510	25.5%
R.O.W. / STREETS*		1,181,052	27.113	22.0%
TOTAL	**400**	**5,380,089**	**123.510**	100.0%

STREET NAME	ROW WIDTH (FT)	PAVEMENT WIDTH (FOC-FOC) FT	CURB TYPE	LENGTH (FT)	CLASS	SIDEWALK CLEAR ZONE (FT)	SIDEWALK (FT)	SIDEWALK LOCATION)	DESIGN SPEED
TINAJERO WAY	64	44	CURB & GUTTER	3409	PRIMARY COLLECTOR	6' (Min.)	4	BOTH SIDES	35
MONARCH RANCH DR.	50	30	CURB & GUTTER	684	LOCAL	Optional	4	BOTH SIDES	30
SWALLOWTAIL LANE	50	30	CURB & GUTTER	727	LOCAL	Optional	4	BOTH SIDES	30
COPPERS COURT	50	30	CURB & GUTTER	127	LOCAL	Optional	4	BOTH SIDES	30
PAINTED BUTTERFLY TRAIL	50	30	CURB & GUTTER	694	LOCAL	Optional	4	BOTH SIDES	30
FIRE ADONIS DRIVE	50	30	CURB & GUTTER	989	LOCAL	Optional	4	BOTH SIDES	30
ARCTIC SKIPPER LANE	50	30	CURB & GUTTER	594	LOCAL	Optional	4	BOTH SIDES	30
GOSSAMER WATCHING TR.	50	30	CURB & GUTTER	790	LOCAL	Optional	4	BOTH SIDES	30
FOUND ADMIRAL LANE	50	30	CURB & GUTTER	493	LOCAL	Optional	4	BOTH SIDES	30
CAMBERWELL LANE	50	30	CURB & GUTTER	747	LOCAL	Optional	4	BOTH SIDES	30
FLYING ASTER LANE	50	30	CURB & GUTTER	1446	LOCAL	Optional	4	BOTH SIDES	30
SILENT FALLS WAY	64	44	CURB & GUTTER	826	PRIMARY COLLECTOR	6' (Min.)	4	BOTH SIDES	35
PURPLE TOP LANE	50	30	CURB & GUTTER	1163	LOCAL	Optional	4	BOTH SIDES	30
PINK BLOSSOM TRAIL	50	30	CURB & GUTTER	477	LOCAL	Optional	4	BOTH SIDES	30
BLAZING RANCH LANE	50	30	CURB & GUTTER	1845	LOCAL	Optional	4	BOTH SIDES	30
SNAP DRAGON LANE	50	30	CURB & GUTTER	2540	LOCAL	Optional	4	BOTH SIDES	30
VICEROY LANE	50	30	CURB & GUTTER	896	LOCAL	Optional	4	BOTH SIDES	30
MACE DRIVE	50	30	CURB & GUTTER	270	LOCAL	Optional	4	BOTH SIDES	30



NORTH

SCALE IN FEET
400 200 0 400

LEGEND
PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
OVERALL PRELIMINARY PLAT
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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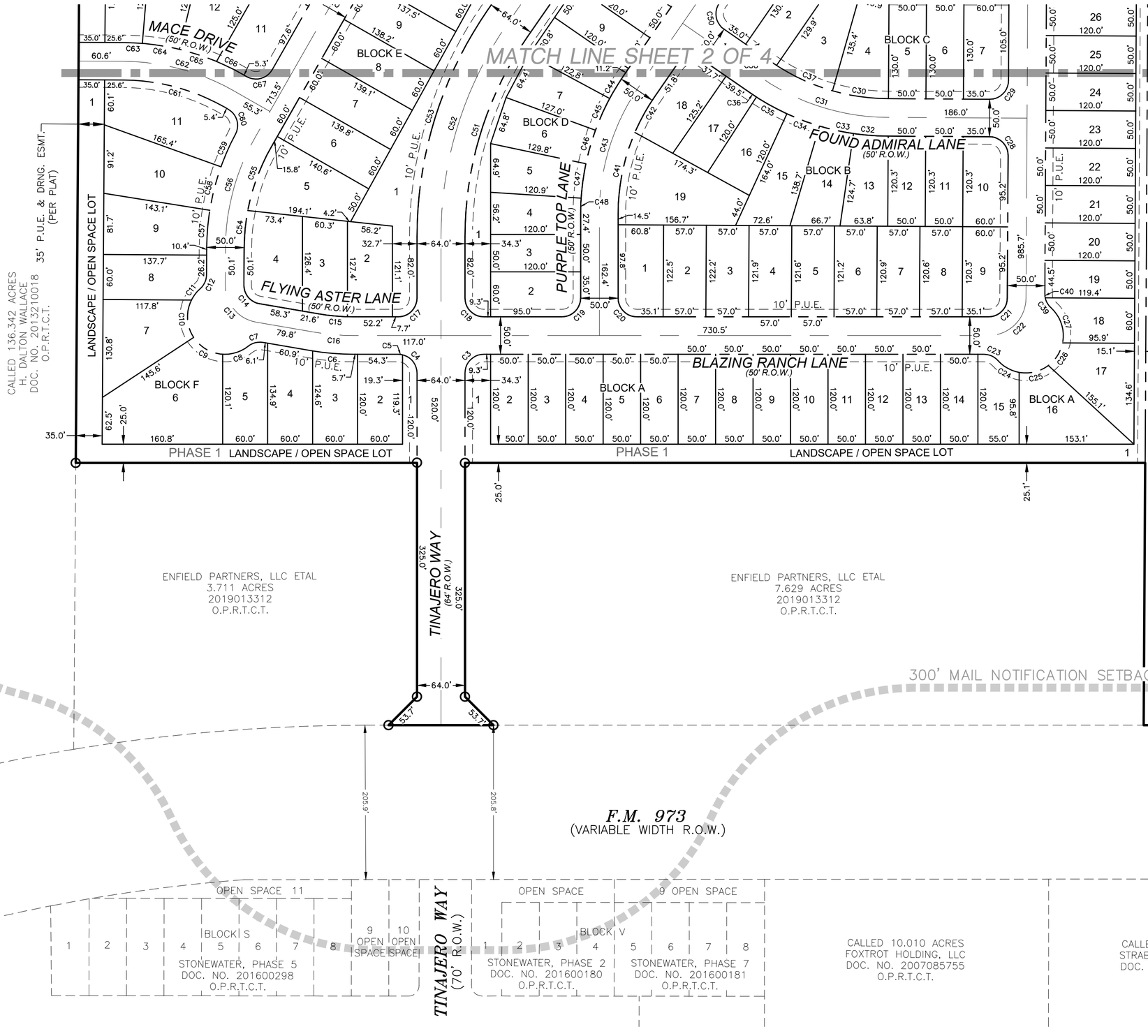
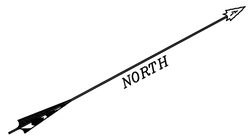
SHEET
01 of 16

MONARCH RANCH AT MANOR
PRELIMINARY PLAT





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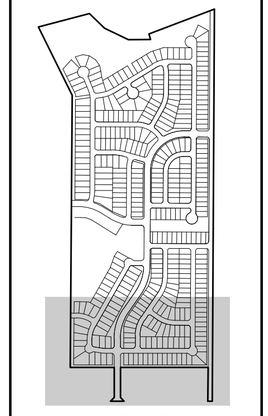
LEGEND
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE


KEY MAP
N.T.S.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
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JCE

MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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STATE OF TEXAS
STEPHEN RAY JAMISON
86951
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PROFESSIONAL ENGINEER

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SHEET
02 of 16

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

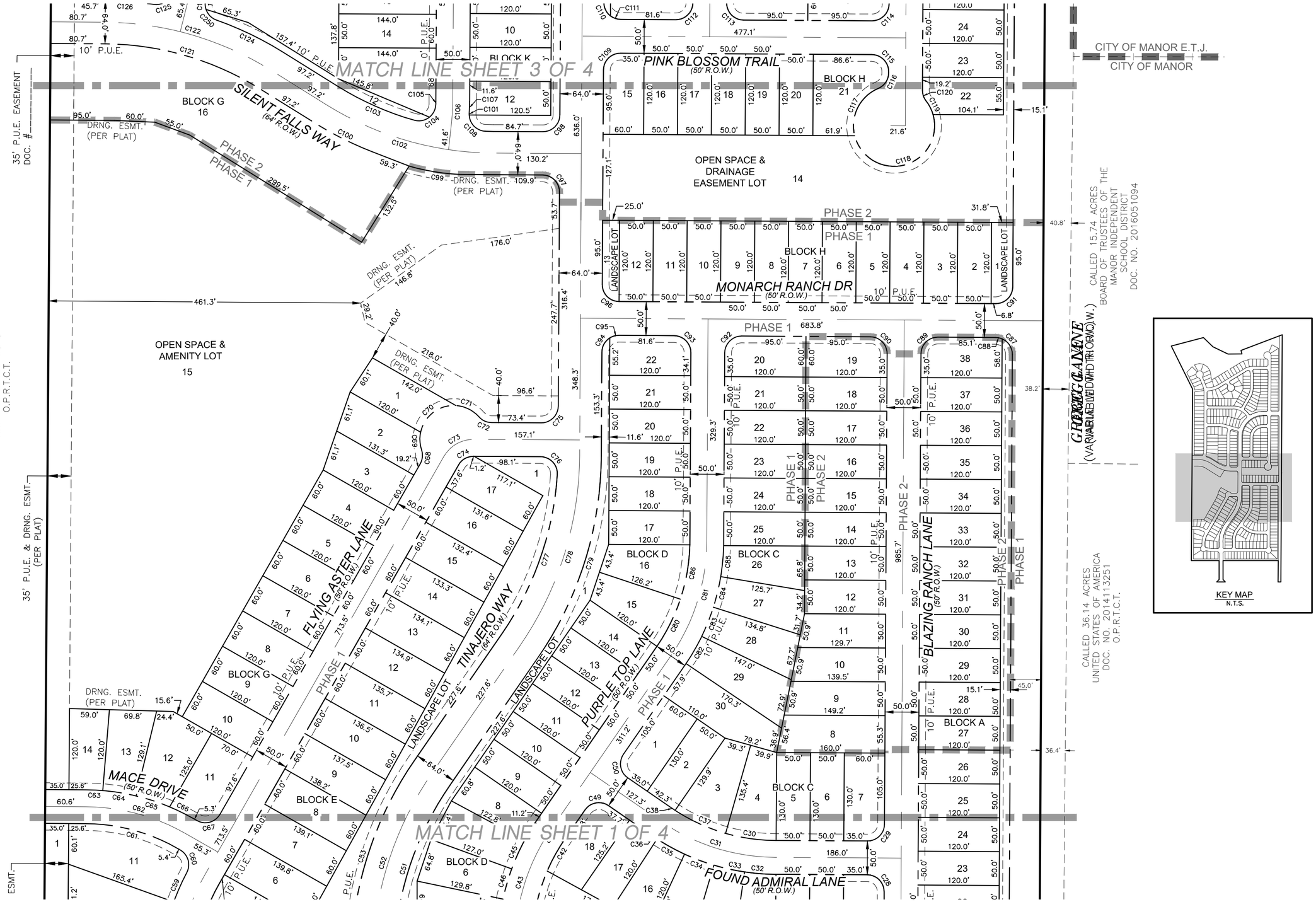
MONARCH RANCH AT MANOR
PRELIMINARY PLAT

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100



KEY MAP
N.T.S.

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AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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STATE OF TEXAS
STEPHEN RAY JAMISON
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PROFESSIONAL ENGINEER

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Revision 4:			

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SHEET
03 of 16

MONARCH RANCH AT MANOR
PRELIMINARY PLAT

NORTH

SCALE IN FEET
100 50 0 100

LEGEND
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE

MATCH LINE SHEET 4 OF 4

MATCH LINE SHEET 3 OF 4

WW EASEMENT (PER PLAT)

35' P.U.E. EASEMENT DOC. #_____

SWALLOWTAIL LANE (50' R.O.W.)

GOSSAMER WATCHING TRAIL (50' R.O.W.)

ARCTIC SKIPPER LANE (50' R.O.W.)

SNAP DRAGON LANE (50' R.O.W.)

PAINTED BUTTERFLY TRAIL (50' R.O.W.)

SILENT FALLS WAY (64' R.O.W.)

TINAJERO WAY (64' R.O.W.)

CAMBERWELL LANE (50' R.O.W.)

PINK BLOSSOM TRAIL (50' R.O.W.)

FIRE ADONIS DRIVE (50' R.O.W.)

VICEROY LANE (50' R.O.W.)

GREGG LANE (VARIABLE WIDTH R.O.W.)

BLOCK M, BLOCK N, BLOCK L, BLOCK K, BLOCK J, BLOCK I, BLOCK H, BLOCK G

PHASE 2, PHASE 3

10' P.U.E.

DRNG. ESMT. (PER PLAT)

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

CALLED 60.292 ACRES
TERESA CARRILLO 64.0625%
& JAMES T. LUTZ 14.0625%
CARRILLO 10.9375%
CARRILLO 10.9375%
NO. 2020120760
O.P.R.T.C.T.

CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

CITY OF MANOR E.T.J.
CITY OF MANOR

KEY MAP
N.T.S.

CAUTION!!!
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AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 3 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

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Revision 3:	
Revision 4:	

SHEET
04 of 16

MONARCH RANCH AT MANOR
PRELIMINARY PLAT

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100

300' MAIL NOTIFICATION SETBACK

CALLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

CITY OF MANOR E.T.J.
CITY OF MANOR

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

1% ANNUAL CHANCE FLOOD PLAIN (FULLY DEVELOPED CONDITIONS)
1% ANNUAL CHANCE FLOOD PLAIN (EXISTING CONDITIONS)
1% ANNUAL CHANCE FEMA FLOOD PLAIN

OPEN SPACE & DRAINAGE EASEMENT LOT 64

WW EASEMENT (PER PLAT)

35' P.U.E. EASEMENT DOC. #_____

SNAP DRAGON LANE (50' R.O.W.)
COPPERS COURT (50' R.O.W.)
SNAP DRAGON LANE (60' R.O.W.)
SWALLOWTAIL LANE (50' R.O.W.)
GOSSAMER WATCHING TRAIL (50' R.O.W.)
FIRE ADONIS DRIVE (50' R.O.W.)
GREGG LANE (VARIABLE WIDTH R.O.W.)

BLOCK M
BLOCK O
BLOCK P

PHASE 3
PHASE 2

CITY OF MANOR
CITY OF MANOR E.T.J.

CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 202012076O
O.P.R.T.C.T.

MATCH LINE SHEET 3 OF 4

KEY MAP
N.T.S.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
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JCE

MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:	H:\MONARCH RANCH\DWG\PLANS\PRELIMINARY\PRELIMINARY.DWG
Job No.	Snapshot: PRELIM
Scale (Hor.):	Scale (Vert.):
Date:	Checked By: Drawn By: DSP
	Revision 1:
	Revision 2:
	Revision 3:
	Revision 4:

SHEET
05 of 16

MONARCH RANCH AT MANOR
PRELIMINARY PLAT

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	39.27'	25.00'	S17°39'E	S17°38'37"E	35.36'
C4	33.51'	25.00'	S78°57'W	S78°57'27"W	31.06'
C5	5.76'	25.00'	S33°57'W	S33°57'27"W	5.75'
C6	54.59'	325.00'	N32°10'E	N32°10'04"E	54.52'
C7	21.03'	25.00'	S13°00'W	S12°59'53"W	20.41'
C8	36.64'	50.00'	N09°54'E	N09°53'46"E	35.83'
C9	46.36'	50.00'	N57°27'E	N57°27'14"E	44.72'
C10	52.36'	50.00'	S65°59'E	S65°58'52"E	50.00'
C11	19.14'	50.00'	S25°01'E	S25°01'00"E	19.02'
C12	21.03'	25.00'	N38°09'W	N38°06'49"W	20.41'
C13	70.39'	50.00'	N77°26'E	N77°25'32"E	64.72'
C14	35.20'	25.00'	N77°26'E	N77°25'32"E	32.36'
C15	38.97'	275.00'	N33°02'E	N33°01'58"E	38.94'
C16	50.98'	300.00'	N32°13'E	N32°13'28"E	50.92'
C17	39.27'	25.00'	N17°39'W	N17°36'37"W	35.36'
C18	39.27'	25.00'	N72°21'E	N72°21'23"E	35.36'
C19	39.27'	25.00'	N17°39'W	N17°36'37"W	35.36'
C20	39.27'	25.00'	N72°21'E	N72°21'23"E	35.36'
C21	39.13'	25.00'	N17°29'W	N17°29'00"W	35.26'
C22	78.26'	50.00'	N17°29'W	N17°29'00"W	70.51'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C23	21.01'	25.00'	S51°26'W	S51°26'12"W	20.40'
C24	33.03'	50.00'	N56°35'E	N56°35'23"E	32.44'
C25	41.26'	50.00'	N14°01'E	N14°01'29"E	40.09'
C26	36.33'	50.00'	N30°26'W	N30°25'51"W	35.54'
C27	51.72'	50.00'	N80°53'W	N80°52'51"W	49.44'
C28	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C29	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C30	74.85'	275.00'	N35°27'E	N35°27'13"E	74.42'
C31	179.67'	300.00'	N44°50'E	N44°50'03"E	177.00'
C32	46.54'	325.30'	N31°36'E	N31°36'06"E	46.50'
C33	46.47'	325.00'	N39°48'E	N39°47'55"E	46.43'
C34	46.47'	325.00'	N47°59'E	N47°59'27"E	46.43'
C35	46.47'	325.00'	N56°11'E	N56°10'56"E	46.43'
C36	9.71'	325.00'	N61°06'E	N61°06'07"E	9.71'
C37	82.32'	275.00'	N51°48'E	N51°46'24"E	82.02'
C38	7.72'	275.00'	N61°11'E	N61°11'14"E	7.72'
C39	15.46'	25.00'	N87°13'E	N87°13'15"E	15.23'
C40	5.55'	25.00'	S88°41'E	S88°41'04"E	5.54'
C41	111.84'	275.00'	S51°01'E	S51°00'50"E	110.87'
C42	54.60'	275.00'	S33°42'E	S33°41'46"E	54.51'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C43	181.35'	300.00'	S46°20'E	S46°19'34"E	178.60'
C44	36.04'	325.00'	S31°11'E	S31°11'07"E	36.02'
C45	46.47'	325.00'	S38°27'E	S38°27'29"E	46.43'
C46	46.47'	325.00'	S46°39'E	S46°39'01"E	46.43'
C47	46.47'	325.00'	S54°51'E	S54°50'32"E	46.43'
C48	21.02'	325.00'	S60°47'E	S60°47'28"E	21.01'
C49	39.27'	25.00'	S16°59'W	S16°59'30"W	35.36'
C50	39.27'	25.00'	S73°01'E	S73°00'30"E	35.36'
C51	282.91'	468.00'	S45°20'E	S45°19'34"E	278.62'
C52	302.25'	500.00'	S45°20'E	S45°19'34"E	297.67'
C53	321.59'	532.00'	S45°20'E	S45°19'34"E	316.72'
C54	49.82'	275.00'	S57°03'E	S57°03'08"E	49.75'
C55	91.00'	275.00'	S42°23'E	S42°22'56"E	90.58'
C56	153.62'	300.00'	S47°34'E	S47°34'21"E	151.94'
C57	49.64'	325.00'	S57°52'E	S57°51'57"E	49.60'
C58	60.09'	325.00'	S48°12'E	S48°11'36"E	60.00'
C59	47.46'	325.00'	S38°43'E	S38°42'48"E	47.42'
C60	38.56'	25.00'	N78°43'W	N78°43'00"W	34.85'
C61	140.81'	275.00'	S42°26'W	S42°25'39"W	139.28'
C62	153.62'	300.00'	S42°26'W	S42°25'39"W	151.94'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C63	24.44'	325.00'	S29°55'W	S29°54'46"W	24.44'
C64	50.05'	325.00'	S36°29'W	S36°28'48"W	50.00'
C65	52.13'	325.00'	S45°29'W	S45°29'11"W	52.08'
C66	39.79'	325.00'	S53°35'W	S53°35'21"W	39.77'
C67	39.27'	25.00'	N12°06'E	N12°05'48"E	35.36'
C68	21.03'	25.00'	N57°00'W	N56°59'53"W	20.41'
C69	26.76'	50.00'	S65°46'E	S65°45'46"E	26.44'
C70	71.15'	50.00'	S09°40'E	S09°40'01"E	65.30'
C71	39.07'	50.00'	S53°29'W	S53°28'57"W	38.06'
C72	21.03'	25.00'	N51°46'E	N51°46'18"E	20.41'
C73	52.87'	50.00'	S02°37'E	S02°36'47"E	50.44'
C74	26.43'	25.00'	S02°37'E	S02°36'47"E	25.22'
C75	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C76	40.78'	25.00'	S74°24'W	S74°24'13"W	36.40'
C77	252.06'	468.00'	N43°26'W	N43°26'20"W	249.04'
C78	299.45'	500.00'	N45°10'W	N45°09'57"W	295.00'
C79	318.57'	534.56'	N45°10'W	N45°09'57"W	313.86'
C80	78.11'	275.00'	N36°09'W	N36°09'17"W	77.85'
C81	179.67'	300.00'	N45°10'W	N45°09'57"W	177.00'
C82	46.47'	325.00'	N32°43'W	N32°43'01"W	46.43'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C83	46.47'	325.00'	N40°55'W	N40°54'33"W	46.43'
C84	46.47'	325.00'	N49°06'W	N49°06'04"W	46.43'
C85	46.06'	324.36'	N57°15'W	N57°15'27"W	46.02'
C86	81.75'	277.50'	N52°47'W	N52°46'42"W	81.45'
C87	29.13'	25.00'	S84°17'W	S84°17'29"W	27.51'
C88	10.14'	25.00'	S39°17'W	S39°17'29"W	10.07'
C89	39.27'	25.00'	S17°19'E	S17°19'23"E	35.36'
C90	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C91	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C92	39.27'	25.00'	S17°19'E	S17°19'23"E	35.36'
C93	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C94	25.15'	25.00'	S33°30'E	S33°30'27"E	24.10'
C95	14.12'	25.00'	S11°30'W	S11°29'33"W	13.94'
C96	39.27'	25.00'	N72°41'E	N72°40'37"E	35.36'
C97	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C98	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C99	88.69'	325.00'	N35°30'E	N35°29'40"E	88.41'
C100	93.01'	502.00'	N53°58'E	N53°57'45"E	92.86'
C101	2.45'	25.00'	S61°58'E	S61°58'56"E	2.45'
C102	259.16'	470.00'	N43°28'E	N43°28'25"E	255.89'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C103	123.04'	438.00'	N51°13'E	N51°13'22"E	122.64'
C104	45.59'	25.00'	N09°04'W	N09°04'20"W	39.53'
C105	4.82'	275.00'	N61°46'W	N61°46'17"W	4.82'
C106	30.44'	300.00'	N59°25'W	N59°24'59"W	30.43'
C107	17.89'	325.00'	N60°45'W	N60°44'47"W	17.89'
C108	37.53'	25.00'	N72°12'E	N72°11'35"E	34.11'
C109	39.27'	25.00'	S17°19'E	S17°19'23"E	35.36'
C110	23.03'	25.00'	S88°43'E	S88°42'57"E	22.23'
C111	16.24'	25.00'	N46°17'E	N46°17'03"E	15.95'
C112	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C113	39.27'	25.00'	N72°41'E	N72°40'37"E	35.36'
C114	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C115	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C116	29.18'	25.00'	N28°53'W	N28°53'10"W	27.55'
C117	85.19'	60.00'	S36°07'E	S36°07'30"E	78.21'
C118	190.53'	60.00'	N12°14'E	N12°13'47"E	119.98'
C119	23.02'	60.00'	N89°44'W	N89°43'50"W	22.88'
C120	16.75'	25.00'	S81°31'E	S81°31'19"E	16.44'
C121	240.90'	438.00'	S43°31'W	S43°30'52"W	237.87'
C122	256.50'	470.00'	S43°31'W	S43°30'52"W	255.25'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C123	14.19'	25.00'	S64°51'E	S64°50'34"E	14.00'
C124	108.72'	497.19'	S53°04'W	S53°03'58"W	108.51'
C125	33.01'	25.00'	N01°51'W	N01°51'12"W	30.66'
C126	71.98'	502.00'	S31°52'W	S31°51'57"W	71.92'
C127	58.39'	285.62'	N54°33'W	N54°33'09"W	58.29'
C128	72.38'	300.00'	N55°30'W	N55°29'38"W	72.20'
C129	36.56'	325.00'	N51°48'W	N51°48'18"W	36.54'
C130	41.85'	325.00'	N58°43'W	N58°42'59"W	41.82'
C131	118.40'	300.00'	N73°43'W	N73°42'42"W	117.63'
C132	28.91'	275.00'	N65°25'W	N65°24'59"W	28.89'
C133	30.02'	275.00'	N71°33'W	N71°33'18"W	30.00'
C134	49.61'	275.00'	N79°51'W	N79°51'00"W	49.54'
C135	38.97'	25.76'	S17°24'E	S17°24'19"E	35.36'
C136	39.27'	25.00'	N72°36'E	N72°35'41"E	35.36'
C137	33.13'	525.00'	S29°24'W	S29°24'08"W	33.12'
C138	48.78'	525.00'	S33°52'W	S33°52'14"W	48.74'
C139	52.69'	525.00'	S39°24'W	S39°24'23"W	52.67'
C140	132.74'	500.00'	S35°12'W	S35°12'01"W	132.35'
C141	65.29'	486.45'	S32°34'W	S32°34'15"W	65.25'
C142	52.71'	475.00'	S39°38'W	S39°37'36"W	52.68'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C143	39.40'	25.00'	S87°56'W	S87°57'34"W	35.45'
C144	86.42'	325.35'	S54°30'E	S54°30'03"E	86.17'
C145	79.22'	300.00'	S54°46'E	S54°45'31"E	78.99'
C146	55.61'	275.00'	S56°32'E	S56°31'48"E	55.51'
C147	17.01'	275.00'	S48°58'E	S48°57'57"E	17.01'
C148	39.27'	25.00'	S02°12'E	S02°11'38"E	35.36'
C149	36.37'	25.00'	S84°29'W	S84°28'59"W	33.25'
C150	61.00'	412.00'	S58°06'E	S58°04'53"E	60.95'
C151	566.90'	380.00'	S17°19'E	S17°19'23"E	537.40'
C152	34.68'	25.14'	N01°04'W	N01°03'50"W	31.99'
C153	185.34'	412.00'	S27°46'E	S27°46'44"E	183.78'
C154	546.64'	348.00'	S17°19'E	S17°19'23"E	492.15'
C155	23.08'	25.00'	S54°06'W	S54°07'44"W	22.27'
C156	16.15'	25.00'	N80°55'W	N80°54'44"W	15.87'
C157	5.03'	25.00'	S56°33'E	S56°33'17"E	5.03'
C158	34.24'	25.00'	S11°33'E	S11°33'17"E	31.62'
C159	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C160	39.40'	24.71'	N17°19'W	N17°19'23"W	35.36'
C161	34.24'	25.00'	N66°55'E	N66°54'30"E	31.62'
C162	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C163	5.03'	25.00'	S66°05'E	S66°05'30"E	5.03'
C164	211.85'	412.00'	S12°56'W	S12°56'46"W	209.53'
C165	36.35'	25.00'	N39°52'E	N39°51'52"E	33.23'
C166	36.48'	25.00'	N56°44'W	N56°43'54"W	33.33'
C167	39.31'	25.00'	N17°22'W	N17°21'51"W	35.38'
C168	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C169	35.30'	155.00'	S21°09'W	S21°09'06"W	35.23'
C170	177.98'	155.00'	S18°16'E	S18°16'06"E	168.36'
C171	30.19'	155.00'	S56°45'E	S56°44'35"E	30.14'
C172	27.24'	205.00'	S23°52'W	S23°52'13"W	27.22'
C173	44.65'	205.00'	S13°49'W	S13°49'25"W	44.57'
C174	44.65'	205.00'	S01°21'W	S01°20'36"W	44.57'
C175	44.65'	205.00'	S11°08'E	S11°08'13"E	44.57'
C176	44.65'	205.00'	S23°37'E	S23°37'01"E	44.57'
C177	44.65'	205.00'	S36°06'E	S36°05'50"E	44.57'
C178	41.36'	205.00'	S48°07'E	S48°07'01"E	41.29'
C179	30.15'	205.00'	S58°06'E	S58°06'35"E	30.12'
C180	282.74'	180.00'	S17°19'E	S17°19'23"E	254.56'
C181	17.31'	275.00'	S79°39'W	S79°39'28"W	17.31'
C182	81.44'	275.00'	S69°22'W	S69°22'14"W	81.14'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C183	282.19'	300.00'	S54°33'W	S54°32'32"W	271.90'
C184	93.95'	325.00'	S73°14'W	S73°13'57"W	93.62'
C185	97.84'	275.00'	S50°42'W	S50°41'40"W	97.33'
C186	61.95'	275.00'	S34°03'W	S34°02'53"W	61.82'
C187	109.32'	325.00'	S38°53'W	S38°53'18"W	108.81'
C188	35.69'	25.00'	N07°38'E	N07°37'54"E	32.73'
C189	35.69'	25.00'	S74°09'E	S74°09'19"E	32.73'
C190	39.27'	25.00'	S17°24'E	S17°24'19"E	35.36'
C191	39.27'	25.00'	N72°36'E	N72°35'41"E	35.36'
C192	35.69'	25.00'	N80°23'E	N80°22'54"E	32.73'
C193	35.73'	25.00'	S21°28'E	S21°27'31"E	32.77'
C194	47.45'	275.00'	N14°33'E	N14°32'42"E	47.40'
C195	65.07'	275.00'	N02°49'E	N02°49'20"E	64.92'
C196	122.76'	300.00'	N07°46'E	N07°45'57"E	121.90'
C197	28.81'	325.00'	N15°33'E	N15°32'33"E	28.80'
C198	46.47'	325.00'	N09°05'E	N09°05'01"E	46.43'
C199	46.14'	332.66'	N00°58'E	N00°57'36"E	46.10'
C200	39.27'	25.00'	S41°03'W	S41°02'36"W	35.36'
C201	39.27'	25.00'	S48°57'E	S48°57'24"E	35.36'
C202	23.55'	25.00'	N66°56'W	N66°56'21"W	22.69'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C203	23.60'	60.00'	S51°15'E	S51°15'28"E	23.45'
C204	62.85'	60.00'	N87°28'E	N87°27'47"E	60.02'
C205	43.44'	60.00'	N36°43'E	N36°42'36"E	42.50'
C206	50.92'	60.00'	N08°21'W	N08°20'39"W	49.40'
C207	43.29'	60.00'	N53°19'W	N53°19'23"W	42.35'
C208	53.82'	60.00'	S80°19'W	S80°18'42"W	52.04'
C209	23.60'	60.00'	S43°21'W	S43°20'40"W	23.45'
C210	23.55'	25.00'	N59°04'E	N59°03'33"E	22.69'
C211	24.14'	275.00'	N35°47'W	N35°46'37"W	24.14'
C212	152.16'	300.00'	N47°48'W	N47°47'33"W	150.54'
C213	46.47'	325.00'	N39°17'W	N39°17'29"W	46.43'
C214	46.47'	325.00'	N47°29'W	N47°29'01"W	46.43'
C215	45.35'	325.00'	N55°35'W	N55°34'39"W	45.32'
C216	15.59'	325.00'	N60°57'W	N60°56'57"W	15.59'
C217	101.86'	275.00'	N48°54'W	N48°54'12"W	101.28'
C218	13.46'	275.00'	N60°55'W	N60°55'07"W	13.46'
C219	53.65'	275.00'	N67°55'W	N67°54'45"W	53.57'
C220	58.53'	300.00'	N67°55'W	N67°54'45"W	58.44'
C221	41.35'	325.00'	N65°56'W	N65°56'04"W	41.32'
C222	22.06'	325.00'	N71°33'W	N71°33'26"W	22.06'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C223	44.15'	25.00'	S22°55'E	S22°54'45"E	38.63'
C224	43.79'	25.00'	S56°19'W	S56°18'48"W	38.41'
C225	48.40'	275.00'	S01°05'W	S01°05'09"W	48.34'
C226	165.63'	300.00'	S11°52'W	S11°51'36"W	163.54'
C227	56.30'	374.65'	S00°13'E	S00°13'23"E	56.25'
C228	55.78'	325.00'	S09°34'W	S09°34'14"W	55.71'
C229	54.32'	325.00'	S19°17'W	S19°16'32"W	54.25'
C230	20.50'	325.00'	S25°52'W	S25°52'12"W	20.49'
C231	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C232	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C233	27.68'	24.74'	S85°51'W	S85°50'54"W	26.26'
C234	7.15'	22.16'	S46°30'W	S46°30'28"W	7.12'
C235	201.41'	59.98'	S46°00'E	S46°00'18"E	119.25'
C236	35.85'	59.54'	S67°21'W	S67°20'50"W	35.32'
C237	36.22'	59.37'	N78°24'W	N78°23'46"W	35.66'
C238	23.55'	25.00'	S68°00'W	S67°59'53"W	22.69'
C239	21.46'	60.00'	N51°16'E	N51°15'41"E	21.35'
C240	62.96'	60.00'	S88°28'E	S88°25'57"E	60.11'
C241	43.50'	60.00'	S37°36'E	S37°36'20"E	42.55'
C242	16.90'	60.00'	S08°46'E	S08°46'04"E	16.85'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C243	49.38'	60.00'	S22°53'W	S22°52'49"W	48.00'
C244	50.19'	60.00'	S70°25'W	S70°25'22"W	48.74'
C245	57.14'	60.00'	N58°20'W	N58°19'53"W	55.00'
C246	13.95'	25.00'	S47°02'E	S47°02'17"E	13.77'
C247	9.60'	25.00'	S74°01'E	S74°01'19"E	9.54'
C248	35.70'	325.00'	N81°52'W	N81°52'17"W	35.68'
C249	3.88'	25.00'	N44°08'W	N44°07'52"W	3.88'
C250	22.70'	25.00'	N72°53'E	N72°52'46"E	21.93'

JAMISON CIVIL ENGINEERING LLC
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JCE

MONARCH RANCH AT MANOR
CURVE TABLE
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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File:
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Drawn By: DSP
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Revision 3:
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CAUTION!!!
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SHEET
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MONARCH RANCH AT MANOR
PRELIMINARY PLAT

LOT AREAS

BLOCK A	
LOT NO.	AREA (SF)
1	44819
2	6000
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6000
13	6000
14	6000
15	6034
16	9802
17	9090
18	6175
19	5999
20	6000
21	6000
22	6000
23	6000
24	6000
25	6000
26	6000
27	6000
28	6000
29	6000
30	6000
31	6000
32	6000
33	6000
34	6000
35	6000
36	6000
37	6000
38	7059

BLOCK B	
LOT NO.	AREA (SF)
1	7278
2	6974
3	6956
4	6938
5	6919
6	6901
7	6883
8	6865
9	7074
10	7083
11	6014
12	6014
13	6703
14	7306
15	8605
16	6557
17	6258
18	7821
19	14059

BLOCK C	
LOT NO.	AREA (SF)
1	7667
2	6500
3	8073
4	7688
5	6500
6	6500
7	7666
8	8557
9	7217
10	6730
11	6243
12	6000
13	6000
14	6000
15	6000
16	6000
17	6000
18	6000
19	7065
20	7066
21	6001
22	6001
23	6001
24	6002
25	6002
26	6776
27	7308
28	7915
29	9109
30	9669

BLOCK D	
LOT NO.	AREA (SF)
1	21367
2	7066
3	6000
4	6282
5	6897
6	7093
7	6867
8	6515
9	6000
10	6000
11	6000
12	6000
13	6000
14	6000
15	7506
16	7723
17	6000
18	6000
19	6000
20	6000
21	6000
22	6940

BLOCK E	
LOT NO.	AREA (SF)
1	36778
2	7458
3	7663
4	9490
5	10920
6	8413
7	8364
8	8315
9	8266
10	8217
11	8168
12	8119
13	8070
14	8021
15	7972
16	7922
17	7785

BLOCK F	
LOT NO.	AREA (SF)
1	30595
2	7199
3	7283
4	7783
5	7695
6	17406
7	10631
8	7988
9	9847
10	11335
11	13293

BLOCK G	
LOT NO.	AREA (SF)
1	7317
2	7797
3	7540
4	7200
5	7200
6	7200
7	7200
8	7200
9	7200
10	7200
11	8478
12	9132
13	7366
14	6521
15	420071
16	57539

BLOCK H	
LOT NO.	AREA (SF)
1	3677
2	6000
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6000
13	2866
14	91612
15	7066
16	6000
17	6000
18	6000
19	6000
20	6000
21	10109
22	6340
23	6000
24	6000
25	6000
26	6000
27	6000
28	6000
29	6000
30	6000
31	6000
32	6000
33	6000
34	6000
35	6000
36	6000
37	5999

BLOCK I	
LOT NO.	AREA (SF)
1	8819
2	6000
3	5995
4	6000
5	6000
6	6000
7	6000
8	6000
9	7066
10	7066
11	6000
12	6000
13	6000
14	6000
15	6000
16	5966
17	9920

BLOCK J	
LOT NO.	AREA (SF)
1	8364
2	7867
3	8188
4	7965
5	7736
6	7511
7	7300
8	7641
9	6073
10	6056
11	6062
12	6067
13	6073
14	6078
15	7142
16	10031

BLOCK K	
LOT NO.	AREA (SF)
1	12716
2	7658
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6003

BLOCK L	
LOT NO.	AREA (SF)
1	10546
2	8892
3	7733
4	7733
5	8244
6	11100
7	11100
8	11100
9	11100
10	12812
11	18070
12	4358
13	10868
14	7203
15	7204
16	7208
17	7212
18	7215
19	7219
20	7232
21	7226

BLOCK M	
LOT NO.	AREA (SF)
1	5999
2	6000
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6000
13	6000
14	6000
15	6000
16	6000
17	6000
18	6000
19	9763
20	10336
21	8350
22	7200
23	7200
24	7204
25	8338
26	7846
27	7895
28	7200
29	7200
30	7200
31	7200
32	7200
33	7200
34	7200
35	8935
36	10080
37	7637
38	8260
39	7581
40	11715
41	11471
42	16071
43	7130
44	8469
45	8568
46	9891
47	11147
48	9200
49	9200
50	9210
51	9220
52	9230
53	9241
54	9251
55	9261
56	9272
57	9282
58	9282
59	9282
60	9282
61	9282
62	9333
63	10863
64	612515

BLOCK N	
LOT NO.	AREA (SF)
1	9634
2	7000
3	7000
4	7000
5	8518
6	7520
7	7231
8	6012
9	6000
10	6000
11	7066
12	7066
13	6000
14	6000
15	6000
16	6000
17	6000
18	6059
19	6622
20	9186
21	10526
22	8205

BLOCK O	
LOT NO.	AREA (SF)
1	9263
2	6000
3	6000
4	6000
5	5999
6	8554
7	6241
8	6250
9	6250
10	6250
11	8128
12	9429
13	6006
14	6005
15	6004
16	6003
17	6444
18	6000
19	10486
20	6887
21	9804
22	9022
23	11346
24	9705
25	11261
26	10649
27	14570
28	12307
29	9102
30	10321
31	10588

BLOCK P	
LOT NO.	AREA (SF)
1	14224
2	9637
3	8601
4	7904
5	7406
6	7239
7	6835
8	6971
9	6002
10	6000
11	6000
12	6000
13	6036
14	8135
15	7666
16	6000
17	6000
18	6000
19	6000
20	6000
21	6000
22	6298
23	6895
24	7492
25	8089
26	8686
27	9283

CAUTION!!!
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JAMISON CIVIL ENGINEERING LLC
JCE
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

MONARCH RANCH AT MANOR
LOT AREA TABLE
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
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PROFESSIONAL ENGINEER

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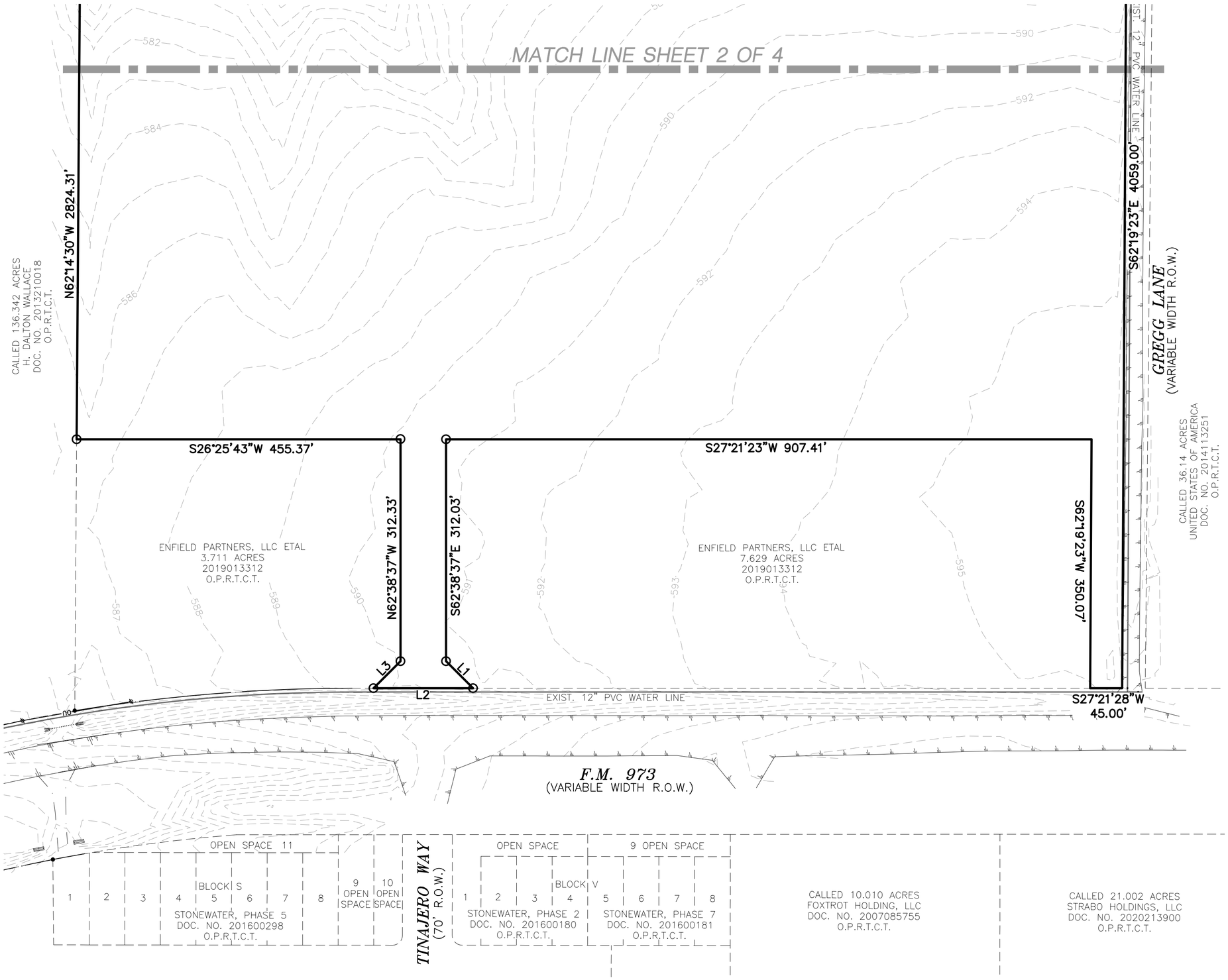
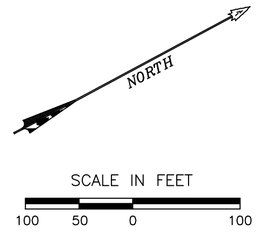
File:
Job No.
Scale (Hor.):
Scale (Vert.):
Snapshot:
Date:
Checked By:
Drawn By: DSP
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
07 of 16

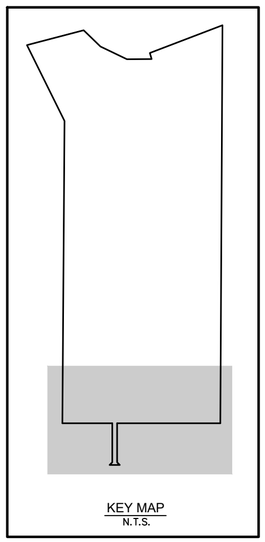
BOUNDARY LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'





SCALE IN FEET
100 50 0 100

LEGEND
- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING CONTOUR LINE — 594
- PHASE LINE
- CITY LIMIT LINE



KEY MAP
N.T.S.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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Job No.		Scale (Vert.):	Drawn By: MM
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Date:		Revision 1:	
		Revision 2:	
		Revision 3:	
		Revision 4:	

SHEET
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LEGEND

PROPERTY LINE

ADJACENT LOT LINE

EXISTING CONTOUR LINE 594

PHASE LINE

CITY LIMIT LINE

NORTH

SCALE IN FEET

100 50 0 100

MATCH LINE SHEET 3 OF 4

CITY OF MANOR E.T.J.
CITY OF MANOR

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

N62°14'30"W 2824.31'

EXISTING ONSITE
DRY CREEK BED

562 564 566 568 570 572 574 576 578 580 582 584 586 588 590 592

GREGG LANE
(VARIABLE WIDTH R.O.W.)

S62°19'23"E 4059.00'

CALLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094

CALLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 201411325I
O.P.R.T.C.T.

EXIST. 12" PVC WATER LINE

MATCH LINE SHEET 1 OF 4

KEY MAP
N.T.S.

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MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
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CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

N62°14'30"W 2824.31'

EXISTING STOCK POND

MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 4 OF 4

S62°19'23"E 4059.00'

GREGG LANE
(VARIABLE WIDTH R.O.W.)

CITY OF MANOR E.T.J.
CITY OF MANOR

CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

SAMUEL BARR
ALEXANDRA C
CHI
CLA

KEY MAP
N.T.S.

LEGEND

PROPERTY LINE

ADJACENT LOT LINE

EXISTING CONTOUR LINE

PHASE LINE

CITY LIMIT LINE

SCALE IN FEET
100 50 0 100

NORTH

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION ANY DISCREPANCIES (BOTH HORIZONTALLY AND VERTICALLY). SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES AND OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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SHEET 10 of 16

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Job No.		Snapshot: EXISTING
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STEPHEN RAY JAMISON
86951
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MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 3 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

LEGEND

PROPERTY LINE

ADJACENT LOT LINE

EXISTING CONTOUR LINE 594

PHASE LINE

CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100

N12°37'38"E 546.74'

N71°31'15"E 218.24'

N53°03'35"E 273.85'

N79°38'13"W 59.13'

N26°39'39"E 230.33'

N06°31'39"E 724.90'

N88°59'54"W 788.38'

CITY OF MANOR E.T.J.

CALLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

WILBARGER CREEK CL

1% ANNUAL CHANCE FLOOD PLAIN (FULLY DEVELOPED CONDITIONS)

1% ANNUAL CHANCE FLOOD PLAIN (EXISTING CONDITIONS)

1% ANNUAL CHANCE FEMA FLOOD PLAIN

GREGG LANE (VARIABLE WIDTH R.O.W.)

S62°19'23"E 4059.00'

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

MATCH LINE SHEET 3 OF 4

KEY MAP
N.T.S.

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MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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SHEET
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TREE LIST

TAG #	TYPE	SIZE
1	PEC	20
2	PEC	18
3	PEC	13M
4	PEC	14
5	PEC	10
6	ELM	8
7	OAK	24
8	PEC	8
9	PEC	8
10	PEC	8
11	PEC	8
12	PEC	8
13	PEC	8
14	ELM	15
15	PEC	12
16	ELM	12
17	ELM	12
18	OAK	16
19	ELM	16M
20	ELM	8
21	ELM	8
22	ELM	8
23	ELM	14.5M
24	ELM	10
25	ELM	12
26	ELM	8
27	ELM	8
28	ELM	11M
29	ELM	8
30	ELM	10

TREE LIST

TAG #	TYPE	SIZE
31	ELM	10
32	ELM	10
33	ELM	13.5M
34	ELM	18
35	ELM	8
36	ELM	14
37	ELM	8
38	ELM	8
39	ELM	12
40	ELM	12
41	ELM	14
42	ELM	8
43	ELM	14
44	ELM	14
45	ELM	14
46	ELM	14
47	ELM	8
48	ELM	8
49	ELM	8
50	ELM	8
51	ELM	8
52	ELM	8
53	ELM	14
54	ELM	12
55	ELM	14
56	ELM	8
57	ELM	8
58	ELM	12
59	ELM	12
60	ELM	8

TREE LIST

TAG #	TYPE	SIZE
61	ELM	16
62	ELM	10
63	ELM	10
64	ELM	10
65	ELM	8
66	ELM	8
67	ELM	14
68	ELM	10
69	ELM	12
70	ELM	10
71	ELM	14M
72	ELM	14M
73	ELM	14
74	ELM	10
75	ELM	12
76	ELM	8
77	ELM	12
78	ELM	8
79	ELM	10
80	ELM	10
81	ELM	12
82	ELM	10
83	ELM	8
84	ELM	8
85	ELM	8
86	ELM	8
87	ELM	8
88	ELM	8
89	ELM	8
90	ELM	8

TREE LIST

TAG #	TYPE	SIZE
91	ELM	12
92	ELM	12
93	ELM	12
94	ELM	8
95	ELM	12
96	ELM	10
97	ELM	11
98	ELM	8
99	ELM	8
100	ELM	8
101	ELM	11
102	ELM	10
103	ELM	8
104	ELM	12
105	ELM	12
106	ELM	8
107	ELM	10
108	ELM	12
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109	ELM	10
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112	ELM	8
113	ELM	8
114	ELM	8
115	ELM	8
116	ELM	8
117	ELM	8
118	ELM	8
119	ELM	8
120	ELM	12

TREE LIST

TAG #	TYPE	SIZE
121	ELM	12
122	ELM	8
123	ELM	12
124	ELM	8
125	ELM	8
126	ELM	8
127	ELM	8
128	ELM	10
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147	ELM	8
148	ELM	8
149	ELM	10
150	ELM	8

TREE LIST

TAG #	TYPE	SIZE
151	ELM	10
152	ELM	8
153	ELM	8
154	ELM	8
155	ELM	8
156	ELM	10
157	ELM	12
158	ELM	10
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165	ELM	8
166	ELM	10
167	ELM	10
168	ELM	8
169	ELM	8
170	ELM	10
171	ELM	10
172	ELM	12
173	ELM	10
174	ELM	8
175	ELM	18
176	ELM	8

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JCE

MONARCH RANCH AT MANOR
EXISTING CONDITIONS - TREE LIST
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 07/28 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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Revision 2:			
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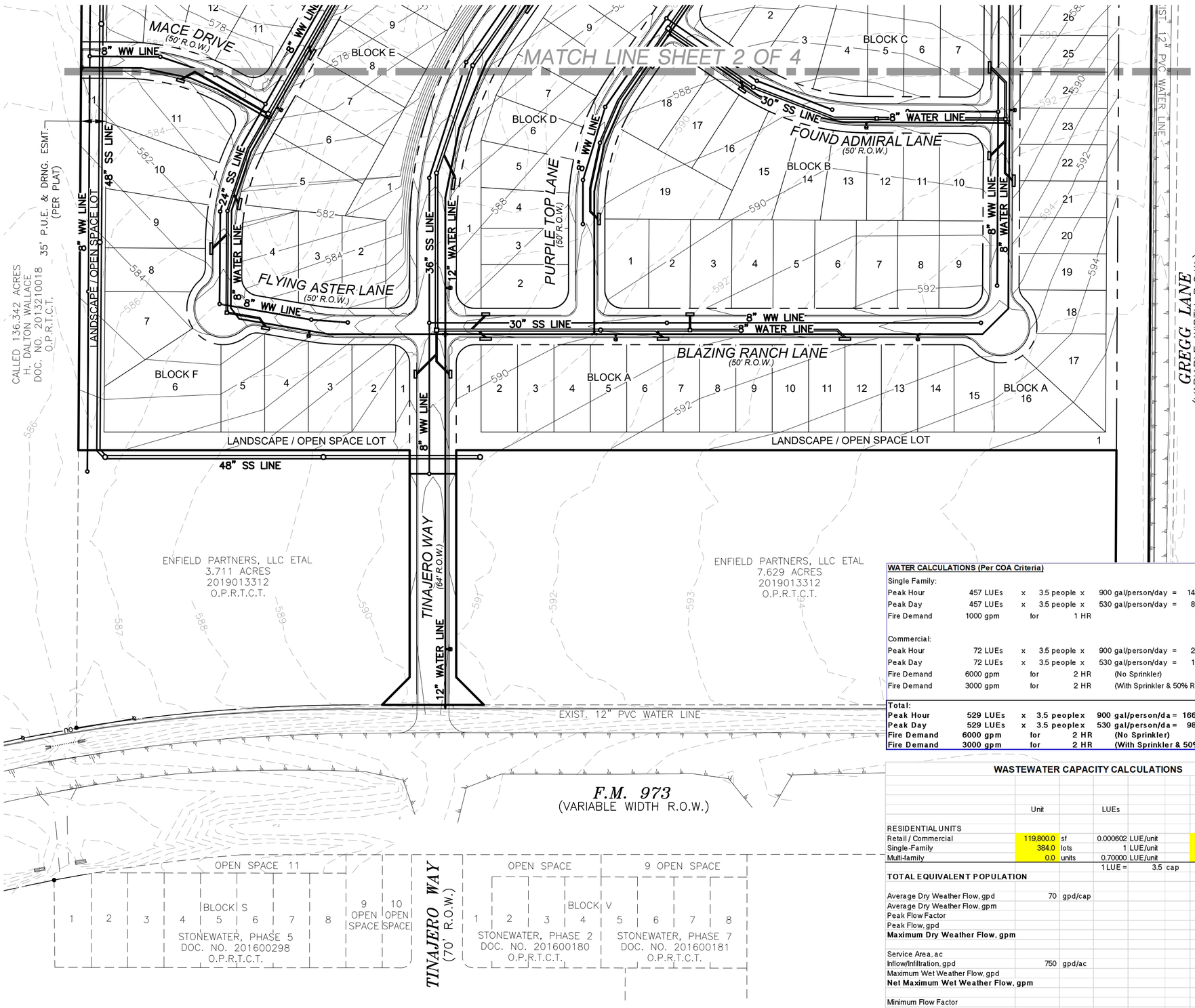
CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
12 of 16

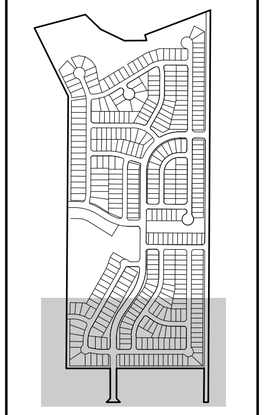


NORTH

SCALE IN FEET
100 50 0 100

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING CONTOUR LINE — 594 —
- PHASE LINE
- CITY LIMIT LINE



KEY MAP
N.T.S.

WATER CALCULATIONS (Per COA Criteria)

Single Family:								
Peak Hour	457 LUEs	x	3.5 people	x	900 gal/person/day	=	1439550 gpd	= 999.7 gpm
Peak Day	457 LUEs	x	3.5 people	x	530 gal/person/day	=	847735 gpd	= 588.7 gpm
Fire Demand	1000 gpm	for	1 HR					
Commercial:								
Peak Hour	72 LUEs	x	3.5 people	x	900 gal/person/day	=	227331 gpd	= 157.9 gpm
Peak Day	72 LUEs	x	3.5 people	x	530 gal/person/day	=	133873 gpd	= 93.0 gpm
Fire Demand	6000 gpm	for	2 HR		(No Sprinkler)			
Fire Demand	3000 gpm	for	2 HR		(With Sprinkler & 50% Reduction)			
Total:								
Peak Hour	**529 LUEs**	**x**	**3.5 peoplex**		**900 gal/person/da**	**=**	**1666881 gpd**	**= 1157.6 gpm**
Peak Day	**529 LUEs**	**x**	**3.5 peoplex**		**530 gal/person/da**	**=**	**981608 gpd**	**= 681.7 gpm**
Fire Demand	**6000 gpm**	**for**	**2 HR**		**(No Sprinkler)**			
Fire Demand	**3000 gpm**	**for**	**2 HR**		**(With Sprinkler & 50% Reduction)**			

WASTEWATER CAPACITY CALCULATIONS

	Unit		LUEs		Total LUEs	TOTAL POPULATION (capita)
RESIDENTIAL UNITS						
Retail / Commercial	119,800.0	sf	0.000602	LUE/unit	72	252.59
Single-Family	384.0	lots	1	LUE/unit	384	1,344.00
Multi-family	0.0	units	0.70000	LUE/unit	0	0.00
			1 LUE =	3.5 cap	456	
TOTAL EQUIVALENT POPULATION						**1,596.59**
Average Dry Weather Flow, gpd	70	gpd/cap				111,761.33
Average Dry Weather Flow, gpm						77.61
Peak Flow Factor						3.66
Peak Flow, gpd						409,023.59
Maximum Dry Weather Flow, gpm						**284.0**
Service Area, ac						135.00
Inflow/Infiltration, gpd	750	gpd/ac				101,250.00
Maximum Wet Weather Flow, gpd						510,273.59
Net Maximum Wet Weather Flow, gpm						**354.4**
Minimum Flow Factor						0.22
Minimum Dry Weather Flow, gpd						24,521.89
Minimum Dry Weather Flow, gpm						**17.03**

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JCE

MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17, 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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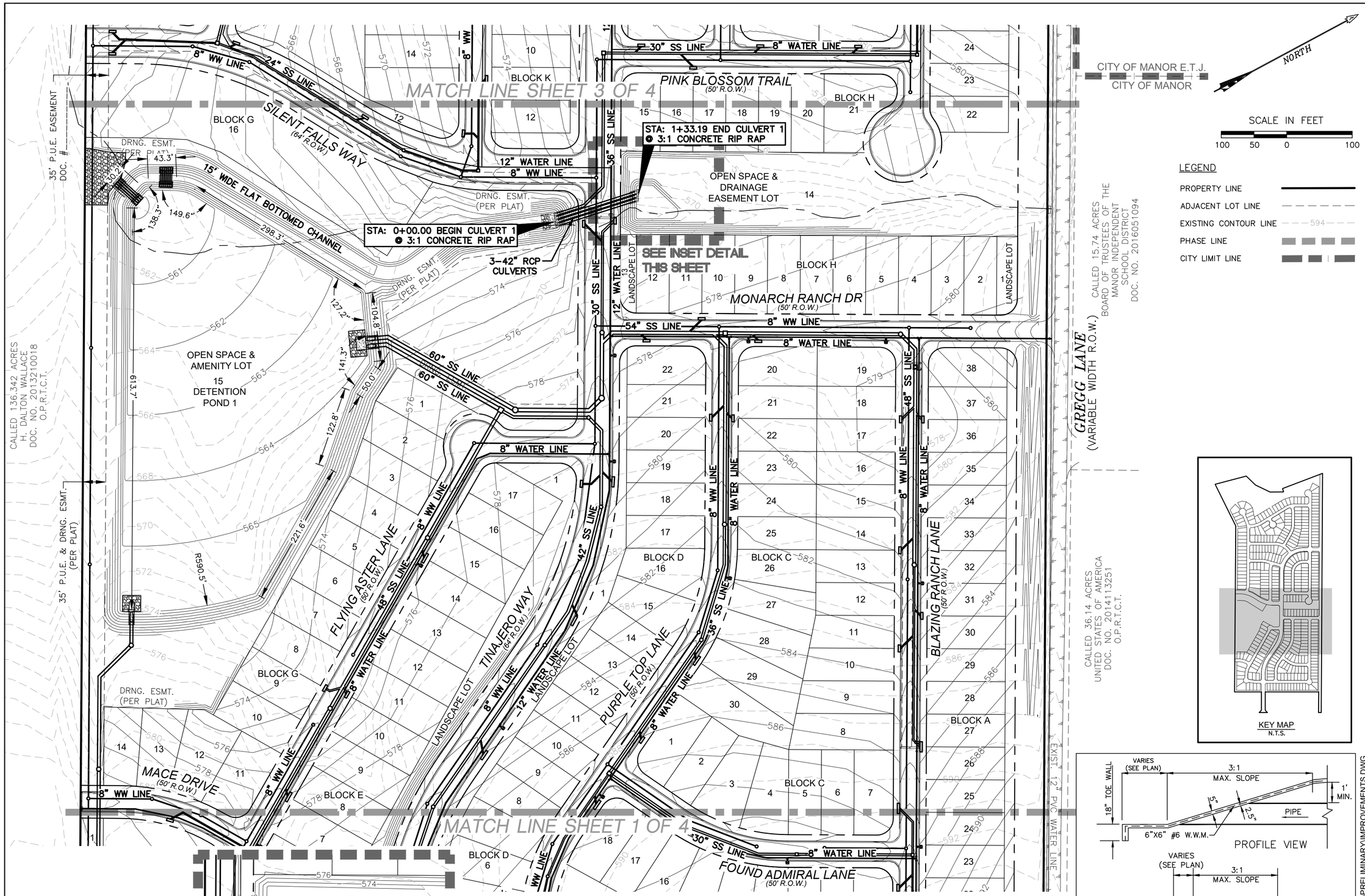
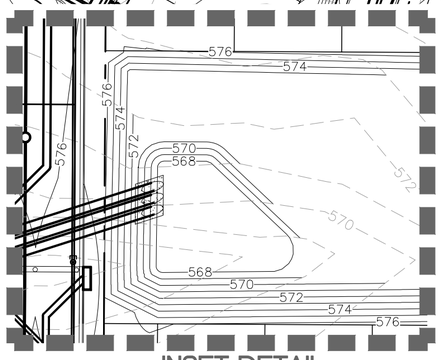
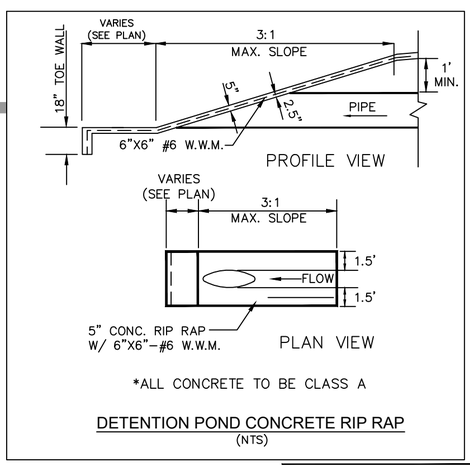
Date: Checked By: Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
13 of 16







DETENTION POND CONCRETE RIP RAP
(NTS)

CAUTION!!!
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JAMISON CIVIL ENGINEERING LLC
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JCE

MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

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Job No.	Snapshot:IMPROVEMENTS
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Date:	Checked By: Drawn By: MM
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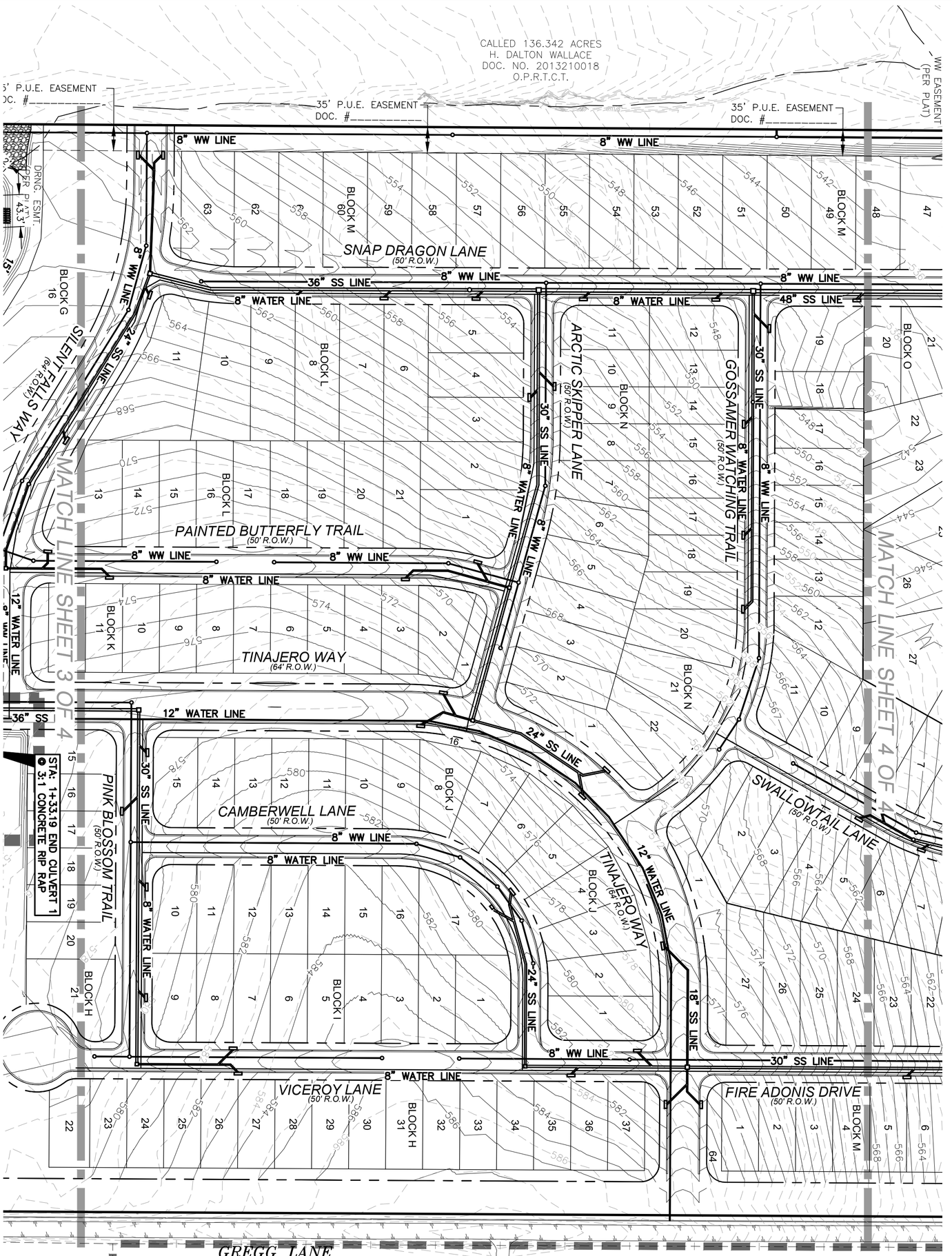
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
14 of 16



CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (BOTH HORIZONTALLY AND VERTICALLY). THE ENGINEER IS NOT RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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Revision 3:		
Revision 4:		

SHEET 15 of 16

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

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MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 3 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

JAMISON CIVIL ENGINEERING LLC
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AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

LEGEND

PROPERTY LINE

ADJACENT LOT LINE

EXISTING CONTOUR LINE 594

PHASE LINE

CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100

CALLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

CITY OF MANOR E.T.J.

WW EASEMENT (PER PLAT)

1% ANNUAL CHANCE FLOOD PLAIN (FULLY DEVELOPED CONDITIONS)

1% ANNUAL CHANCE FLOOD PLAIN (EXISTING CONDITIONS)

1% ANNUAL CHANCE FEMA FLOOD PLAIN

GREGG LANE (VARIABLE WIDTH R.O.W.)

80" SS LINE

15" WW LINE

OPEN SPACE & DRAINAGE EASEMENT LOT 64

BLOCK M 26

BLOCK M 16

FIRE ADONIS DRIVE (50' R.O.W.)

15" WW LINE 48" SS LINE

8" WATER LINE

36" SS LINE

30" SS LINE

8" WW LINE

8" WATER LINE

SNAP DRAGON LANE (60' R.O.W.)

8" WW LINE

8" WATER LINE

15" WW LINE

8" WATER LINE

COPPERS COURT (50' R.O.W.)

BLOCK P 11

BLOCK O 28

15" WW LINE

24" SS LINE

WW EASEMENT (PER PLAT)

BLOCK O 20

BLOCK M 49

35' P.U.E. EASEMENT DOC. #_____

8" WW LINE

48" SS LINE

30" SS LINE

8" WW LINE

8" WATER LINE

GOSSAMER WATCHING TRAIL (50' R.O.W.)

SWALLOWTAIL LANE (50' R.O.W.)

CALLED 36.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

MATCH LINE SHEET 3 OF 4

KEY MAP
N.T.S.

CAUTION!!!
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MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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STATE OF TEXAS
STEPHEN RAY JAMISON
86951
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PROFESSIONAL ENGINEER

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Revision 2:
Revision 3:
Revision 4:

SHEET
16 of 16

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, June 7, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Preliminary Plat *(Preliminary Plan*) submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved.

2. The preliminary plat cannot be approved until the TIA is approved.

3. Combine monarch preliminary plat, improvements exhibit, and existing conditions exhibit into one PDF.

4. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.

5. Remove the State of Texas County of Travis signatures, City of Manor Acknowledgement are the only signatures required.

6. Provide a significant tree table, labeling the trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.

8. Label the existing pond on page 3 under the existing conditions exhibit.

9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.

10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm

11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.

12. Provide location, dimensions, and labels for all open spaces, landscape, and drainage.

13. Provide dimensions for the detention pond.

14. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single-family land use.

15. Remove the professional engineer and surveyor certifications. They are not required for preliminary plat

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

June 24, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Preliminary Plan – 2022-P-1439-PP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (512) 259-3882 or by email at tshows@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved.

COMMENT NOTED

2. The preliminary plat cannot be approved until the TIA is approved.

COMMENT NOTED

3. Combine monarch preliminary plat, improvements exhibit, and existing conditions exhibit into one PDF.

THE PRELIMINARY PLAT AND EXHIBITS HAVE BEEN COMBINED INTO ONE PDF.

4. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.

CITY ACKNOWLEDGEMENT HAS BEEN UPDATED AS REQUESTED. PLEASE SEE THE REVISED PRELIMINARY PLAN.

5. Remove the State of Texas County of Travis signatures, City of Manor Acknowledgement are the only signatures required.

TRAVIS COUNTY CLERK SIGNATURE BLOCK HAS BEEN REMOVED. PLEASE SEE THE REVISED PRELIMINARY PLAN.

6. Provide a significant tree table, labeling the trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

A TREE TABLE HAS BEEN ADDED TO THE EXISTING CONDITIONS EXHIBIT. PLEASE NOTE THAT ALL TREES ON THE SITE ARE LOCATED ADJACENT TO WILBARGER CREEK AND THIS PLAN DOES NOT PROPOSED THE REMOVAL OF ANY TREES. PLEASE SEE THE REVISED EXISTING CONDITIONS EXHIBIT.

7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.

DIMENSIONS HAVE BEEN ADDED TO THE PRELIMINARY PLAN TO SHOW THE DISTANCE BETWEEN THE EDGE OF OUR PROPERTY AND THOSE ACROSS GREGG LANE AND FM 973. THESE DIMENSIONS DO NOT HAVE A UNIFORM DISTANCE. PLEASE SEE THE REVISED PRELIMINARY PLAN.

8. Label the existing pond on page 3 under the existing conditions exhibit.

THE EXISTING STOCK POND HAS NOW BEEN LABELED. PLEASE SEE THE REVISED EXISTING CONDITION EXHIBIT SHEET 3.

9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.

THE CENTERLINES FOR WILBARGER CREEK AND THE DRY CREEK BED RUNNING THROUGH THE SITE HAVE NOW BEEN DELINEATED AND LABELED. PLEASE SEE THE REVISED EXISTING CONDITIONS EXHIBIT SHEETS.

10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm

ALL DRAINAGE APPURTENANCES HAVE BEEN DELINEATED ON THE PROPOSED IMPROVEMENTS EXHIBIT. PLEASE SEE THE REVISED PROPOSED IMPROVEMENT EXHIBIT. A DETAIL FOR THE CONCRETE HEADWALLS ENTERING INTO THE DETENTION POND HAS BEEN ADDED TO THE PROPOSED IMPROVEMENTS EXHIBIT SHEET 2. PLEASE SEE THE REVISED PROPOSED IMPROVEMENTS EXHIBITS.

11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.

PLEASE NOTE, THERE IS ONLY ONE DETENTION POND PROPOSED WITH THIS SUBDIVISION. THE AREA WHERE THE PROPOSED CULVERTS CROSS TINAJERO WAY IS A TRANSITION FROM AN EXISTING ONSITE DRY CREEK BED TO A PROPOSED 15' WIDE FLAT BOTTOM CHANNEL. THIS CHANNEL WILL BYPASS THE DETENTION POND AND RELEASE WHERE THE EXISTING ONSITE DRY CREEK BED LEAVES THE SITE.

12. Provide location, dimensions, and labels for all open spaces, landscape, and drainage.

PLEASE SEE THE REVISED PRELIMINARY PLAN FOR THE LABELED AND DIMENSIONED OPEN SPACE, LANDSCAPE AND DRAINAGE LOTS.

13. Provide dimensions for the detention pond.

DIMENSIONS HAVE BEEN ADDED TO THE DETENTION POND. PLEASE SEE THE REVISED PROPOSED IMPROVEMENTS EXHIBIT SHEET 2.

14. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single-family land use.

THE RETAIL / COMMERCIAL LAND USE WASTEWATER CALCULATIONS ARE FOR THE FUTURE CONNECTION OF THE TWO LOTS ADJACENT TO FM 973 (NOT INCLUDED AS PART OF THIS TRACT). THE PROPOSED WASTEWATER UTILITIES INCLUDED IN THIS PROJECT ARE EXTENDED TO THESE TWO LOTS, THUS HAVE BEEN DESIGNED TO ACCEPT THE WASTEWATER FROM THESE LOTS.

15. Remove the professional engineer and surveyor certifications. They are not required for preliminary plat.

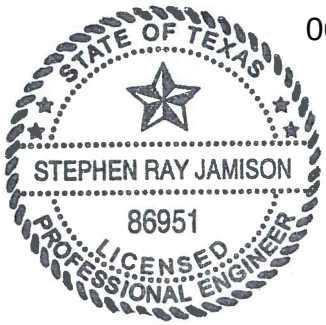
THE PROFESSIONAL ENGINEER AND SURVEYOR CERTIFICATIONS HAVE BEEN REMOVED. PLEASE SEE THE REVISED PRELIMINARY PLAN.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

06/27/2022

SINCERELY,





Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, July 26, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Preliminary Plat submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

~~1. Reminder - Preliminary plat cannot be approved until the concept plan has been approved. Waiting on approval~~

2. Reminder - Preliminary plat cannot be approved until the TIA is approved. Waiting on approval.

~~3. Combine monarch preliminary plat, improvements exhibit, and existing conditions exhibit into one PDF.~~

~~4. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.~~

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~~6. Provide a significant tree table, labeling the trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.~~

~~7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.~~

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~~9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~

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~~11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.~~

~~12. Provide proposed grading in the area where the transition is from the culvert under Tinajero Way going to the detention pond. This will verify no ponding will occur in front of the North side culvert under Tinajero way.~~

~~13. Provide dimensions for all Open Space/ Landscape/ Drainage.~~

~~14. Provide dimensions for the detention pond.~~

~~15. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single-family land use.~~

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~~17. Based on the City's updated thoroughfare plan,~~ what is shown as Pink Zinnia Trail should be changed to an ~~unloaded collector and become Silent Falls Way.~~

18. On Sheet 7 of 16 the Lot Area for Lot 1 Block G appears to be incorrect. Please verify the area of this lot.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

August 5, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Preliminary Plan – 2022-P-1439-PP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (512) 259-3882 or by email at tshows@gbateam.com.

1. Reminder - Preliminary plat cannot be approved until the concept plan has been approved. Waiting on approval

COMMENT NOTED.

2. Reminder - Preliminary plat cannot be approved until the TIA is approved. Waiting on approval.

COMMENT NOTED.

11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.

THERE IS ONE DETENTION POND. PIPING INFORMATION ON THE STORM DRAINS HAVE BEEN ADDED. CONCRETE RIP RAP DETAILS HAVE BEEN PROVIDED AND CALLED OUT ON THE PLANS.

PLEASE NOTE – PER THE DRAINAGE REPORT MODELS / HEC-HMS IN THE PREVIOUS ENGINEER'S REPORT - THE AREA FLOWING THROUGH THE CULVERT UNDER TINAJERO WAY IS A BYPASS AREA AND DOES NOT GO INTO THE DETENTION POND.

12. Provide proposed grading in the area where the transition is from the culvert under Tinajero Way going to the detention pond. This will verify no ponding will occur in front of the North side culvert under Tinajero way.

PLEASE SEE THE INSET ON SHEET 14 ON THE REVISED PRELIM PLAN INCLUDED WITH THIS UPDATE.

13. Provide dimensions for all Open Space/ Landscape/ Drainage.
DIMENSIONS HAVE BEEN ADDED IN THE REVISED PRELIM PLAN INCLUDED WITH THIS UPDATE.
16. Update the sheet index to correctly show all the pages and update the sheet numbers on the bottom right to correspond with the correct pages.

THE SHEET INDEX AND SHEET NUMBERS HAVE BEEN UPDATED TO THE REVISED PRELIM PLAN INCLUDED WITH THIS UPDATE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

08/05/2022

SINCERELY,



Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, September 6, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Preliminary Plat submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

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Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, September 30, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

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Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

October 17, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Preliminary Plan – 2022-P-1439-PP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

2. Reminder - Preliminary plat cannot be approved until the TIA is approved. Waiting on approval.

COMMENT NOTED.

17. Based on the City's updated thoroughfare plan, what is shown as Pink Zinnia Trail should be changed to an unloaded collector and become Silent Falls Way.

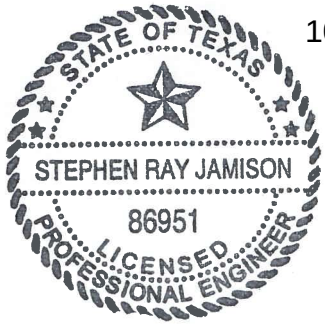
PLEASE SEE THE REVISED PRELIMINARY PLAN INCLUDED WITH THIS UPDATE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756



10/17/2022

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, October 19, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Preliminary Plat submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

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Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

GBA

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, November 3, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Stephen Jamison and received by our office on November 03, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented. **This approval is contingent upon approval of the TIA by Travis County.**

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Monarch Ranch Preliminary Plat
Case Number: 2022-P-1439-PP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and FM-973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg ln and FM-973, Manor, TX.
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

United States of America (116406)
533 Hiwasse Rd Anderson Dennis Etal
Waxahachie, TX. 75165

Terry G JR & Ebony Holley
14526 Pernella Rd.
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Board of Trustees of the Manor ISD
533 Hiwasee Road Dennis Anderson Etal
Waxahachie, TX 75165

Jennifer A & Arturo Blakely
14522 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Gregg Lane Dev LLC
101 Parklane Blvd. STE 102
Sugarland TX 77478

Rose Mary & Richard Shepperd
14518 Pernella Rd.
Manor, TX 78653

Continental Homes of TexasLP STE 400
10700 Pecan Park Blvd.
Austin, TX 78750

Pflugerville ISD
PO Box 589
Pflugerville, TX 78691

Laura Patricia Guino & Javier Rosas Aguilera
14514 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Rust Creek LLC
9606 Old Manor Road #1
Austin, TX 78724

Gamaliel & Alexandria Rodarte
14510 Pernalla Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Wallace H Dalton
9505 Johnny Morris RD.
Austin, TX 78724

Gerardo M Morales
14506 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Foxtrot Holding LLC
14605 FM 973 N
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Juan P. Chaparro
14408 Pernella Rd
Manor, TX 78653

Strabo Holdings LLC
13510 Broadmeade Ave.
Austin, TX 78729

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Mary M. Clark
14404 Pernella Rd.
Manor, TX 78653

Robert Joe Buratti
6903 Geneva Dr.
Austin, TX 787233

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Kristine A & Matthew J Escobedo
1440 Pernella Rd.
Manor, TX 78653

AGENDA ITEM NO. 6

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar

BACKGROUND/SUMMARY:

The property owner is proposing a small boutique hotel. This use is permitted in both C-1 and DB, but DB has more favorable development standards, like setbacks, that make the project more feasible. On the draft Future Land Use Map, the property is part of the Downtown Mixed-Use category that includes commercial, business, and office uses. Downtown Business (DB) zoning is consistent with this Downtown Mixed-Use category of the FLUM.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Letter of Intent
- Rezoning Map
- Aerial Image
- Future Land Use Map
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

Letter of Intent

Date: 10/13/2022

Subject :
Request for Property re-zone from **C1 to DB**

Property Address:
302 E Parson St, Manor Texas 78653

Hello Sir/Madam

We are requesting to the City of Manor to consider our plea regarding above subjected property for the re-zoning from C1 to DB.

We intend to develop this property in following ways:

1. **Boutique Hotel**
    1. Intend to add up-to 20 rooms
    2. Beer Garden on the 1st floor
    3. Event Hall on top floor with 4000 Sq ft offering amazing Manor City view
    4. Open terrace to provide additional Seating
        1. For the beer garden client
        2. Guest renting the even hall
        3. Guest using hotel rooms

2. **OR Commercial mixed used Residential Tower**
    1. 1st Floor will offer amazing spacious office spaces to growing downtown business.
    2. Rest of the floors will offer 1, 2 and 3 bedrooms residential apartments.
    3. Top Floor will provide facilitates to tenants like
        1. GYM
        2. Clubhouse
        3. Pool

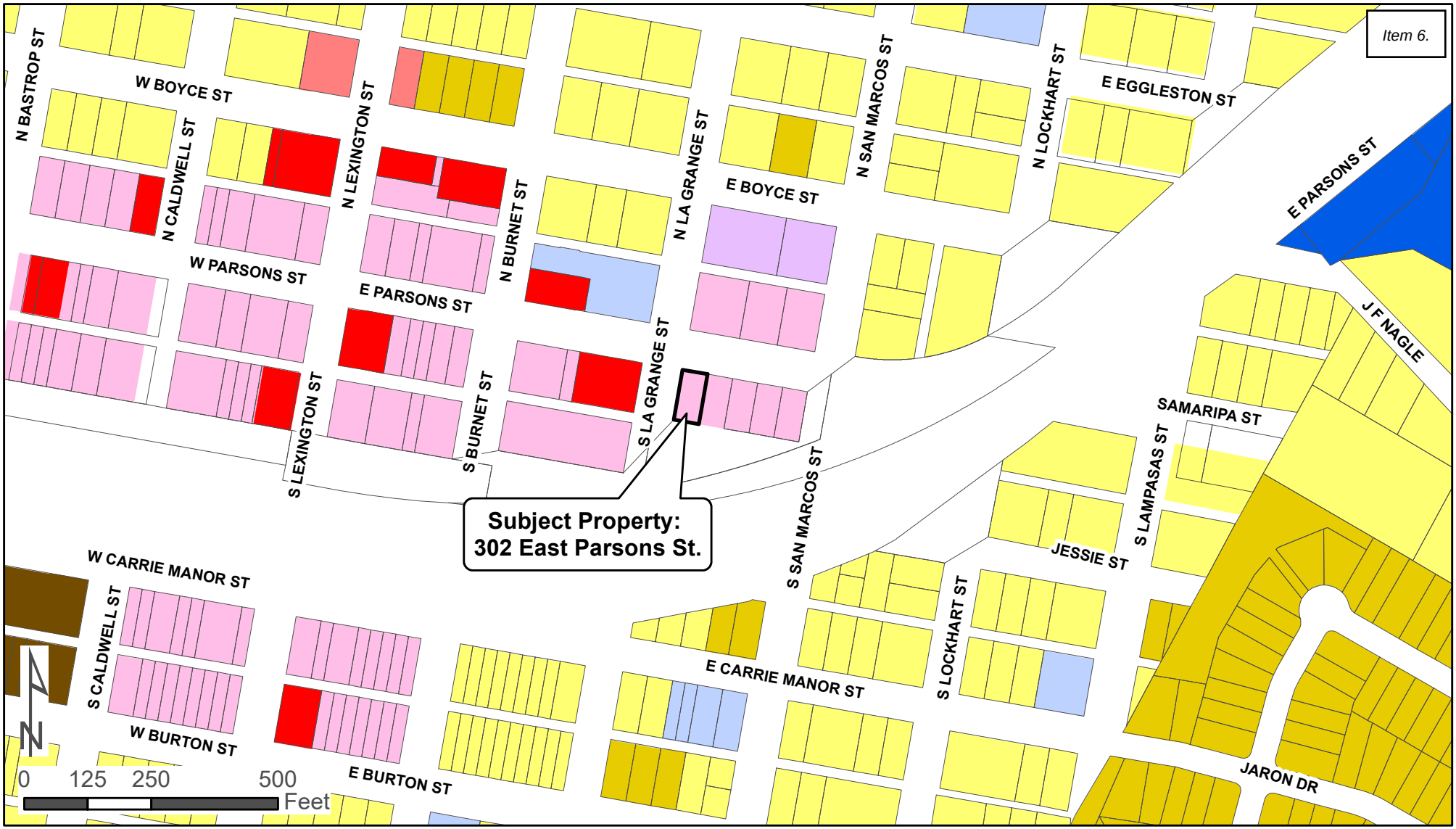
Re-zoning will help us add more square footage at each floor to make facility more spacious, welcoming in heart of Historic Downtown of City of Manor.

I humbly request you to please consider our application.

Thank you

Akshay Pohekar
Co Owner

David Sanchez
Co Owner



Current:
Light Commercial (C-1)

Proposed:
Downtown Business (DB)

Zone	
A - Agricultural	GO - General Office
SF-1 - Single Family Suburban	C-1 - Light Commercial
SF-2 - Single Family Standard	C-2 - Medium Commercial
TF - Two Family	C-3 - Heavy Commercial
TH - Townhome	NB - Neighborhood Business
MF-1 - Multi-Family 15	DB - Downtown Business
MF-2 - Multi-Family 25	IN-1 - Light Industrial
MH-1 - Manufactured Home	IN-2 - Heavy Industrial
I-1 - Institutional Small	PUD - Planned Unit D
I-2 - Institutional Large	ETJ

302 E Parsons Aerial Image

Write a description for your map.

Legend

302 E P… St

Palabra de Dios

Old Hwy 20

212

973

La Fogata Meat Market

China's Kitchen La Fogata and Laundromat

302 E Parsons St

S La Grange St

S La Grange St

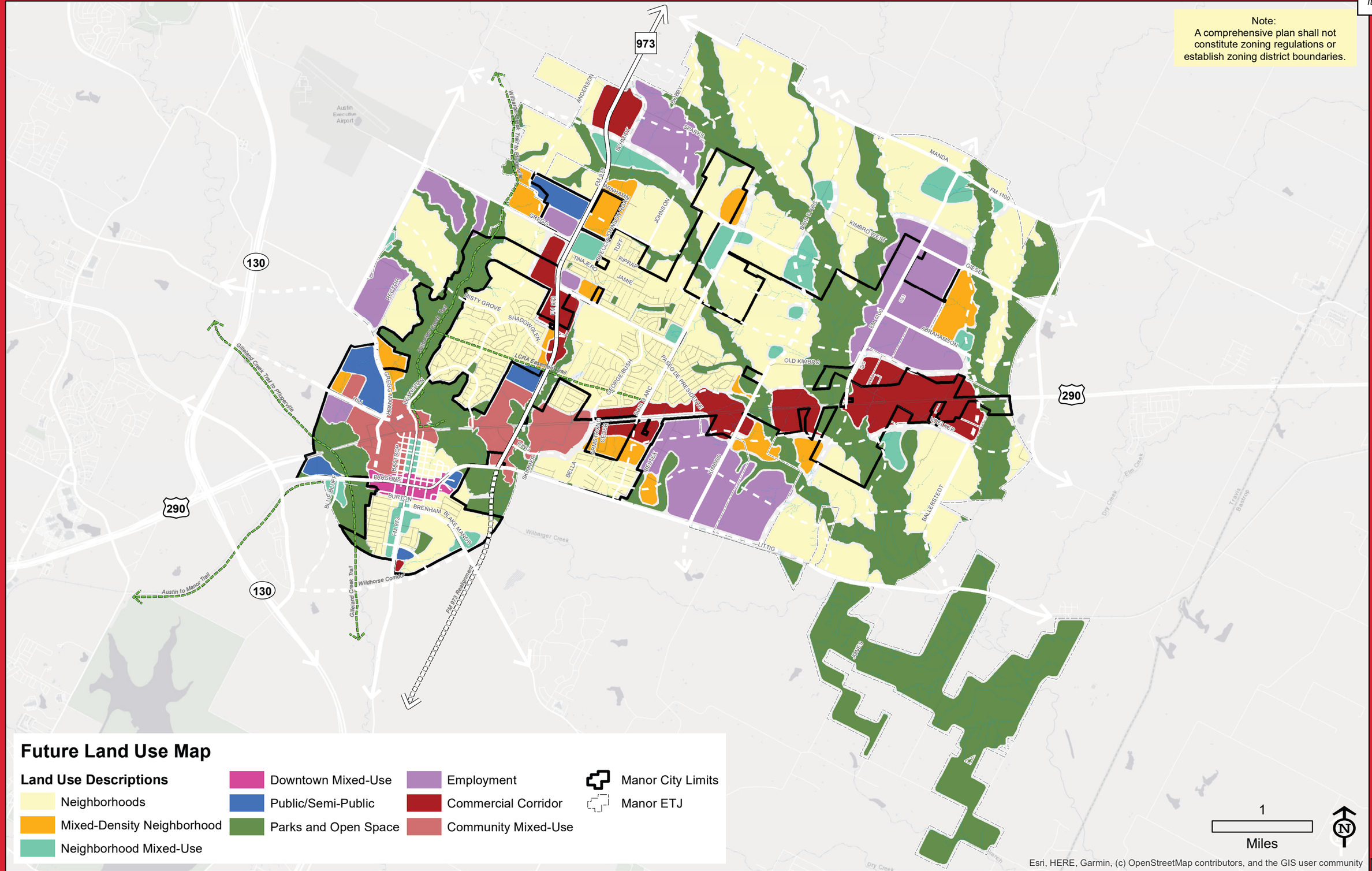
S San Marcos St

Google Earth

486

100 ft

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Future Land Use Map

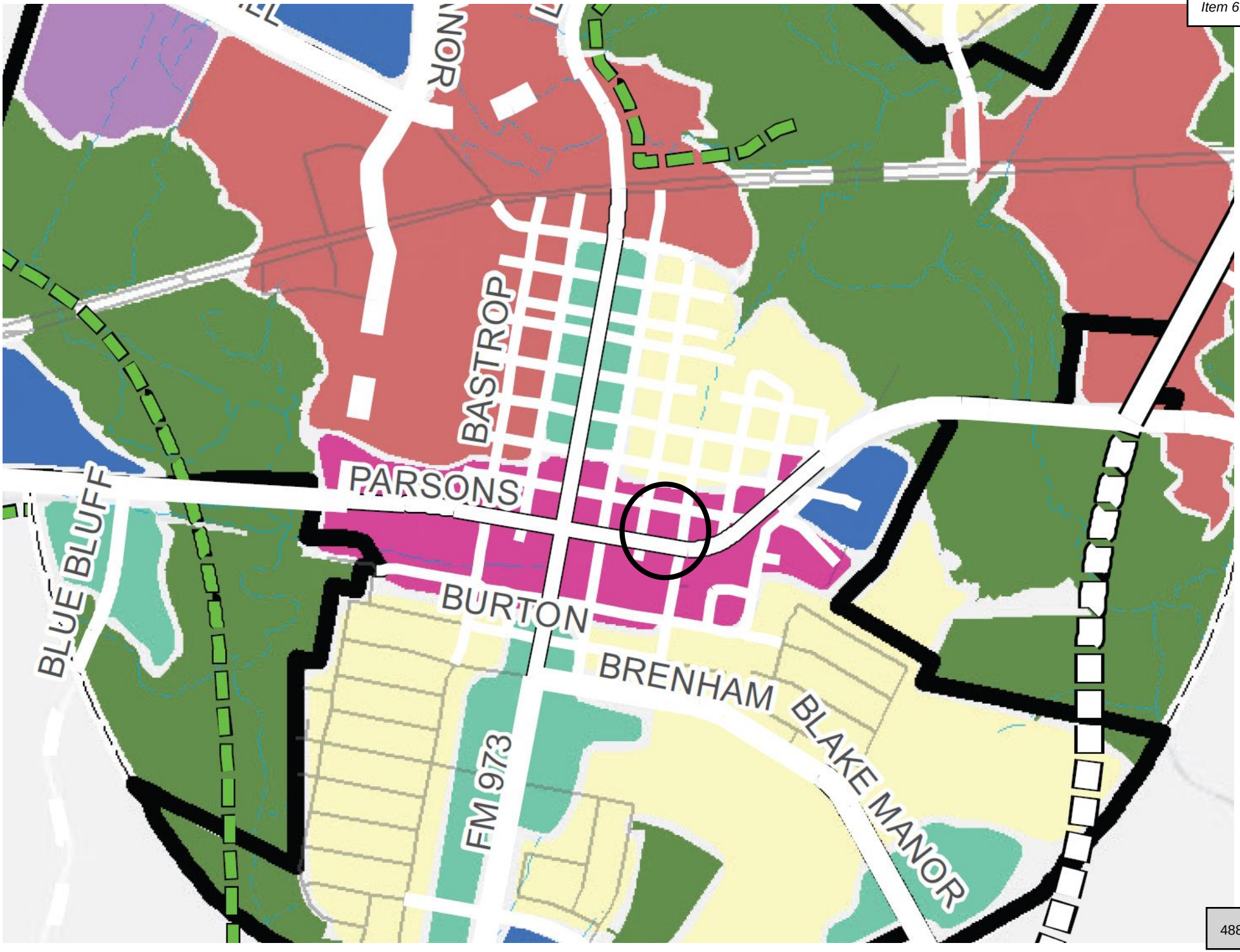
Land Use Descriptions

- Neighborhoods
- Mixed-Density Neighborhood
- Neighborhood Mixed-Use
- Downtown Mixed-Use
- Public/Semi-Public
- Parks and Open Space
- Employment
- Commercial Corridor
- Community Mixed-Use
- Manor City Limits
- Manor ETJ

1
Miles

N

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community


BASTROP
PARSONS
BLUE BLUFF
BURTON
BRENHAM
BLAKE MANOR
FM 973

DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

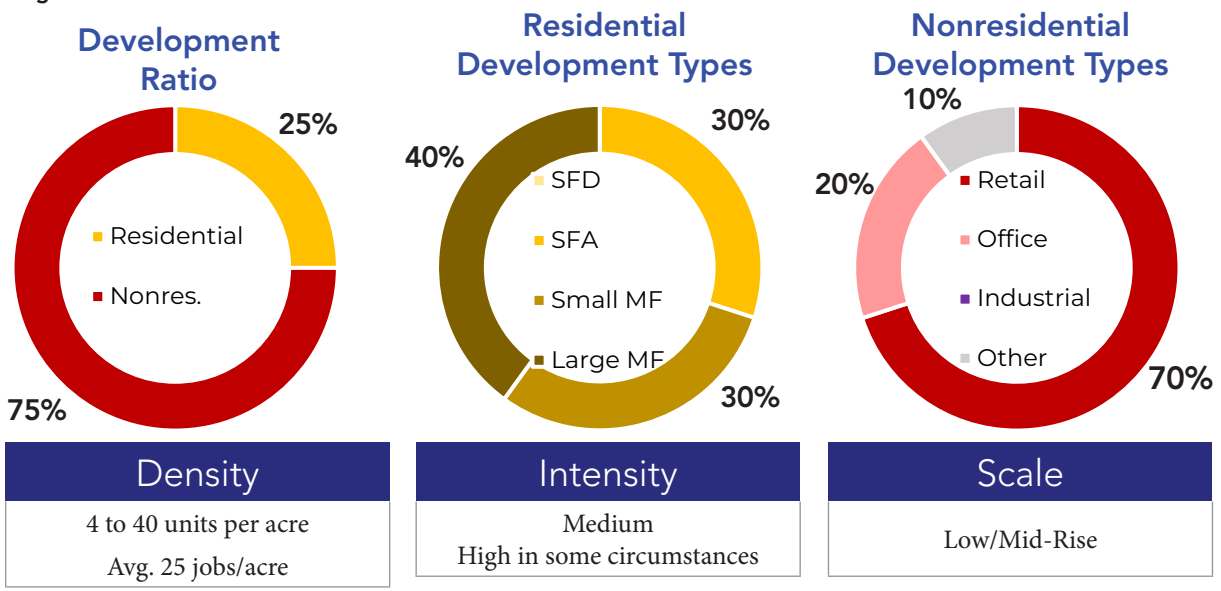
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard







DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Community Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be depending on adjacencies to green space or more intensive uses
Shopping Center, Neighborhood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, microbreweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

REYES JIMMY & DIANA S
PO BOX 463
MANOR, TX 78653-0463

HUNTER HEIGHTS LLC
PO BOX 82653
AUSTIN, TX 78708-2653

SOUTHWESTERN BELL TELEPHONE
ATTN: PROPERTY TAX DEPT.
1010 PINE, 9E-L-01
SAINT LOUIS, MO 63101

RODRIGUEZ FRANCES & MARIA DE LEON ET AL
186 JASPER TRL
BUDA, TX 78610-3823

NERI MARIA TOBIAS &JOSE TOBIAS
309 E PARSONS ST
MANOR, TX USA 78653-5174

IGLESIA PALABRA DE DIOS
PENTECOSTES PO BOX 701
MANOR, TX 78653-0701

PALABRA DE DIOS IGLESIA PENTEC PENTECOSTES
PO BOX 701
MANOR, TX 78653-0701

BOWEN BRADLEY G & PAULA E
18109 WHITEWATER CV
ROUND ROCK, TX 78681-3594

C&K BROTHERS & CO LLC
201 E Parsons St
Manor, TX 78653-2441

ENEMENCIA RODRIGUEZ TRUST PARTNERS LP
10617 RIVER PLANTATION DR
AUSTIN, TX 78747-1487

C&K BROTHERS & CO LLC
201 E Parsons St
Manor, TX 78653-2441

REYES MANUEL V & BEATRICE
PO BOX 220
MANOR, TX 78653-0220

OROCIO JANET LYN
14317 LITTIG RD
MANOR, TX 78653-5254

REYES MICHELLE
308 E PARSON ST
MANOR, TX 78653- 5196

PONCE FLORINE
200 W PARSONS ST
MANOR, TX 78653- 4784

SOUTHERN PACIFIC TRANSPORTATION COMPANY STOP 1640
1400 DOUGLAS ST
OMAHA, NE 68179-1001

10/24/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 302 E Parsons Rezoning from C1 to DB
Case Number: 2022-P-1478-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 302 East Parsons, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX.
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

AGENDA ITEM NO. 7

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).
Applicant: Baeza Engieering, PLLC
Owner: John and Sandy Kerr

BACKGROUND/SUMMARY:

This property was annexed into the city in March 2022 with the intent to connect to a new wastewater line for a commercial development. The area on the Future Land Use Map is shown as Mixed Density Residential, but this property directly front along FM 973 and would be suited for commercial with future residential occurring further back along Arnhamn Lane.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

BAEZA ENGINEERING

September 8, 2022

City of Manor
105 E. Eggleston St.
Manor, TX 78653

To Whom It May Concern:

Re: 11712 Arnhamn Lane, Manor TX 78653 – Rezoning Request Letter of Intent
Request rezoning from Agricultural District to Medium Commercial

As the Agent for the Owner of the Property, we respectfully submit the enclosed rezoning application package. The Property consists of 5.735 acres of land conveyed to John and Sandy Kerr in a deed dated November 4, 2009 recorded in Document Number 2009185727 of the Official Public records of Travis County, Texas.

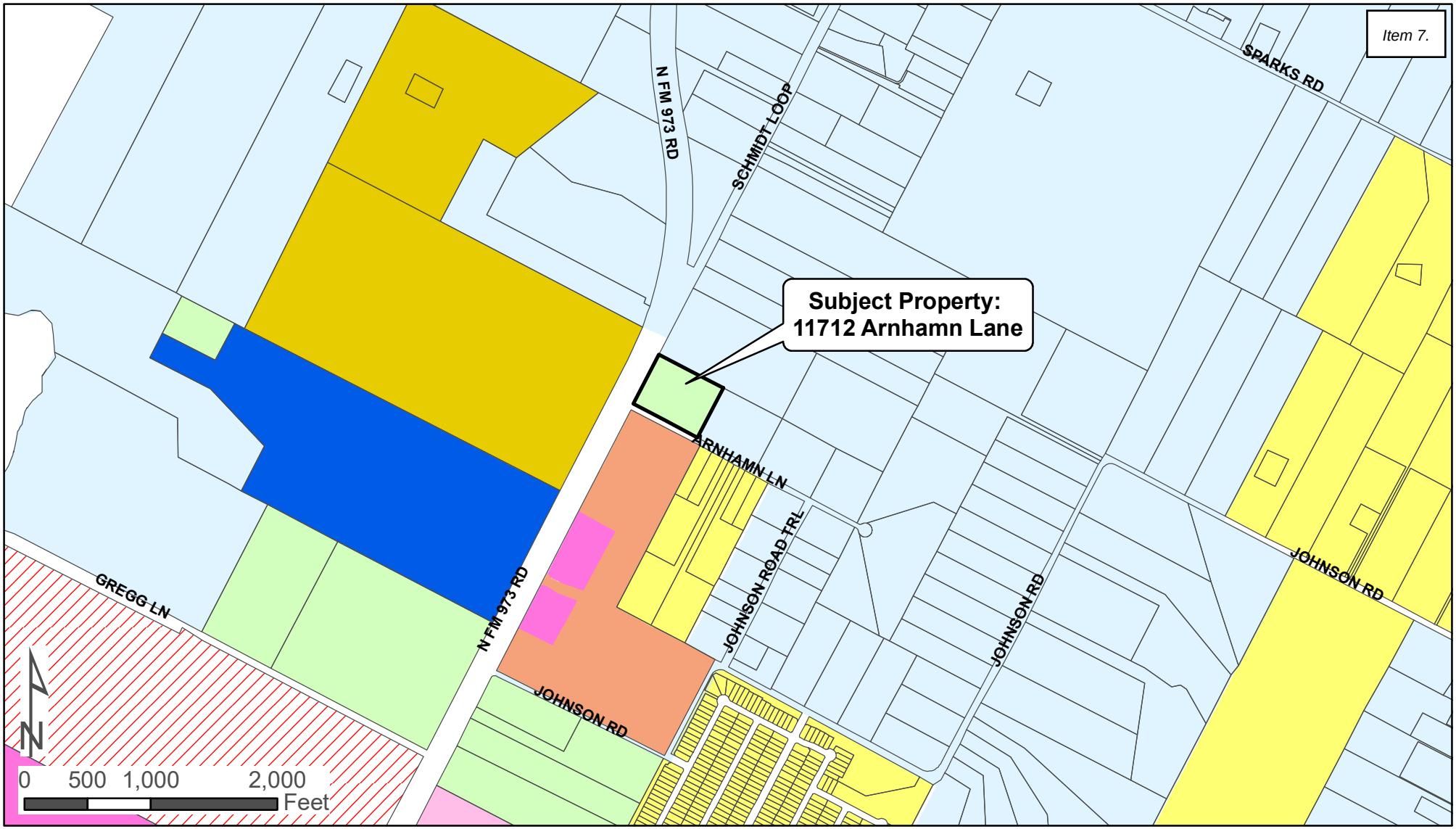
The Property was temporarily zoned Agricultural District at the time of annexation into the city. Agricultural District (A) is a restrictive placeholder, and the applicant believes it should be updated to Medium Commercial (C-2), a district more appropriate to the Property's location and future intended use of Mini-Storage Warehouse and Commercial Business.

- The TCAD Property ID is 259159, and the Geographic ID is 0251700419.
- The Property Owner intends to develop a Mini-Storage Warehouse on the site, and site construction drawings are being prepared.
- The Property receives Electric service from Bluebonnet, Water service from Manville Water Supply, and includes an OSSF system for wastewater service.
- The Property is currently being subdivided under Permit Number 2022-P-1443-SF with the City of Manor. The two subdivided lots are intended to keep the C-2 zoning described in this request. We anticipate that the rezoning process will be completed prior to the subdivision process where the new zoning designation will be shown for both lots. The rezoning is anticipated to be processed concurrently with the plat.

If you have any questions, please contact Baeza Engineering, PLLC at (512) 400-4207, sal@baezaengineering.com.

Sincerely,

Salvador Baeza, PE



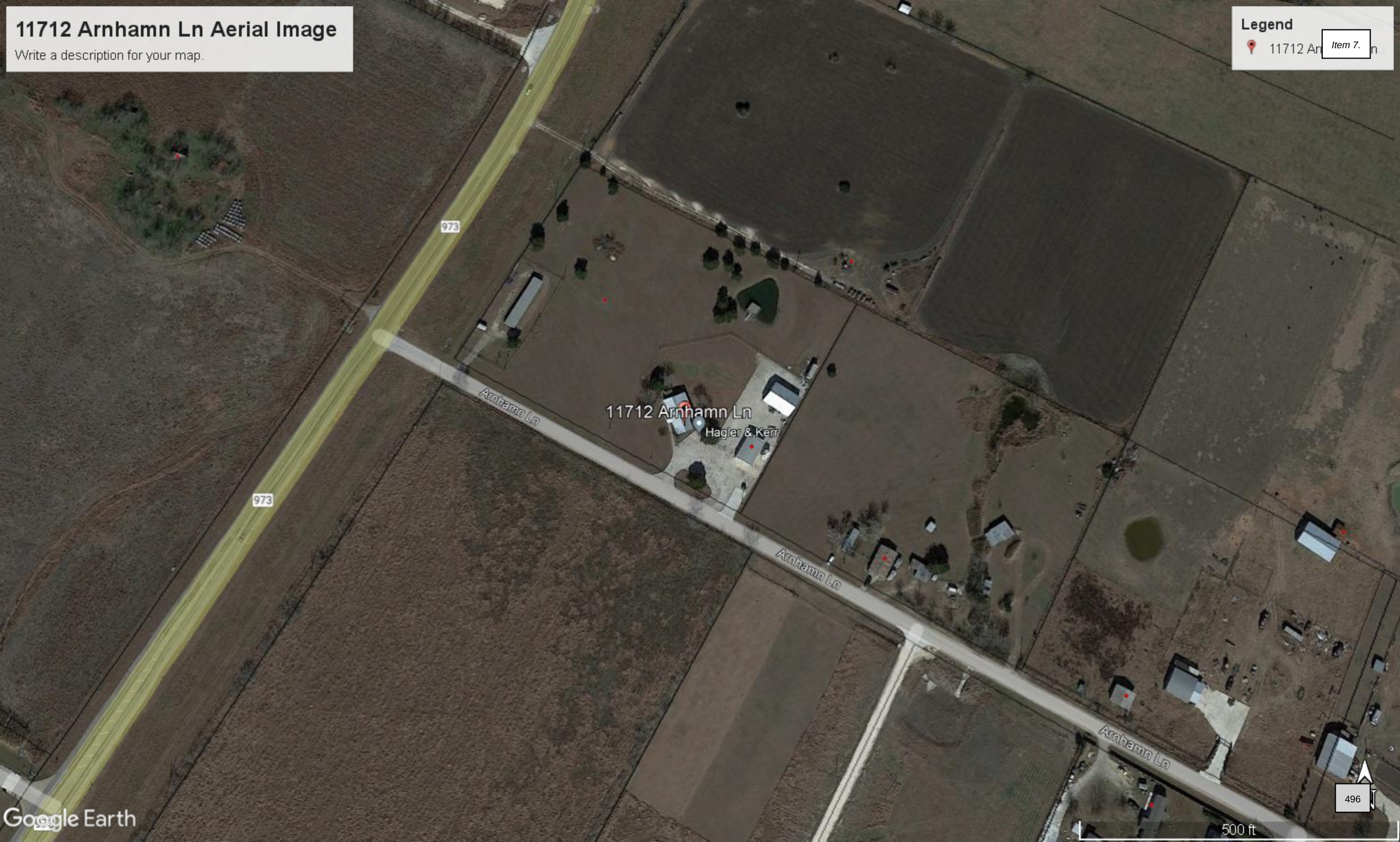
Current:
Agricultural (A)

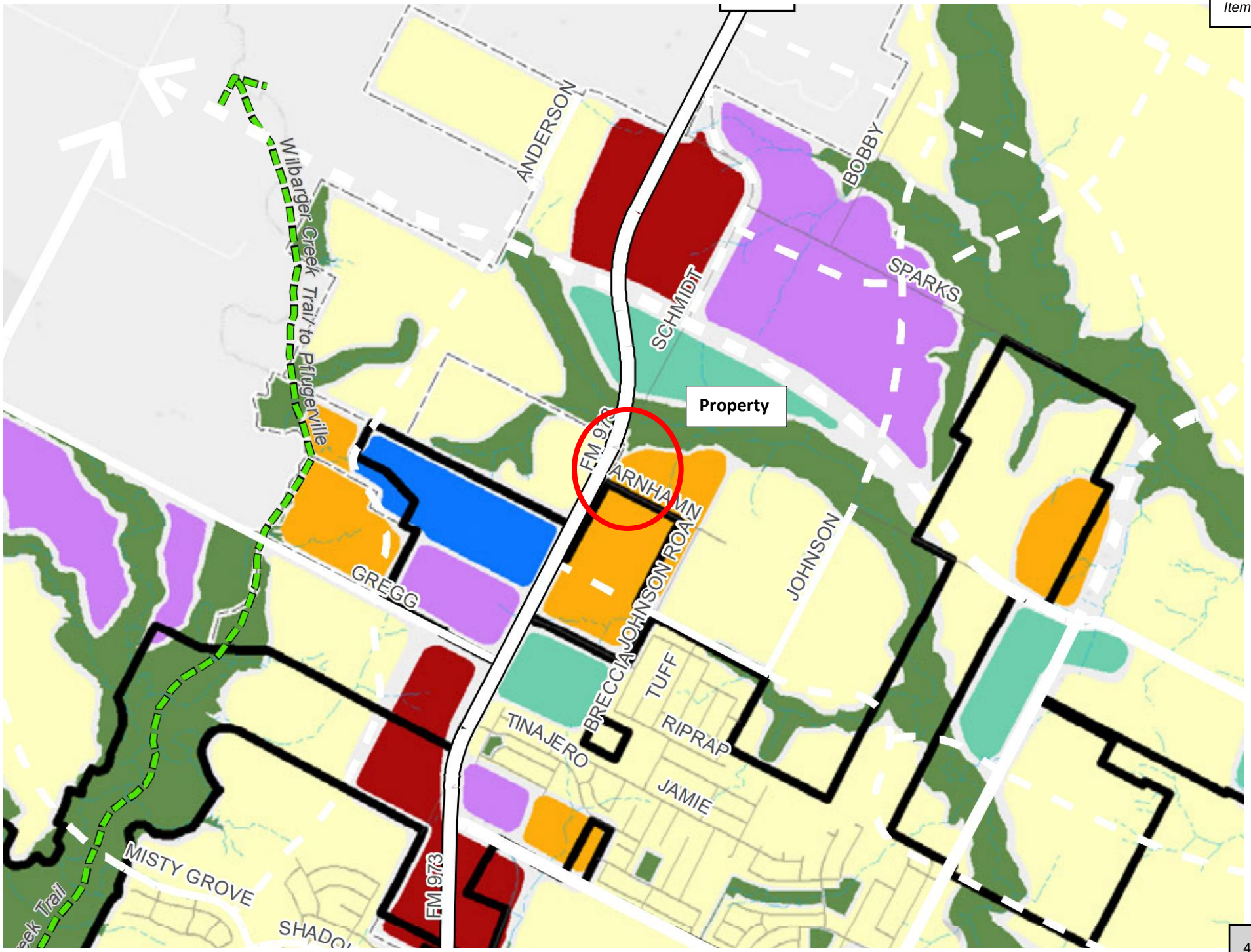
Proposed:
Medium Commercial (C-2)

Zone	
A - Agricultural	GO - General Office
SF-1 - Single Family Suburban	C-1 - Light Commercial
SF-2 - Single Family Standard	C-2 - Medium Commercial
TF - Two Family	C-3 - Heavy Commercial
TH - Townhome	NB - Neighborhood Business
MF-1 - Multi-Family 15	DB - Downtown Business
MF-2 - Multi-Family 25	IN-1 - Light Industrial
MH-1 - Manufactured Home	IN-2 - Heavy Industrial
I-1 - Institutional Small	PUD - Planned Unit Development
I-2 - Institutional Large	ETJ

11712 Arnhamn Ln Aerial Image

Write a description for your map.




Property
ANDERSON
BOBBY
SPARKS
SCHMIDT
Wilbarger Creek Trail to Pflugerville
FM 973
ARNHAMN
JOHNSON ROAD
JOHNSON
GREGG
BRECCIA
TUFF
RIPRAP
TINAJERO
JAMIE
MISTY GROVE
FM 973

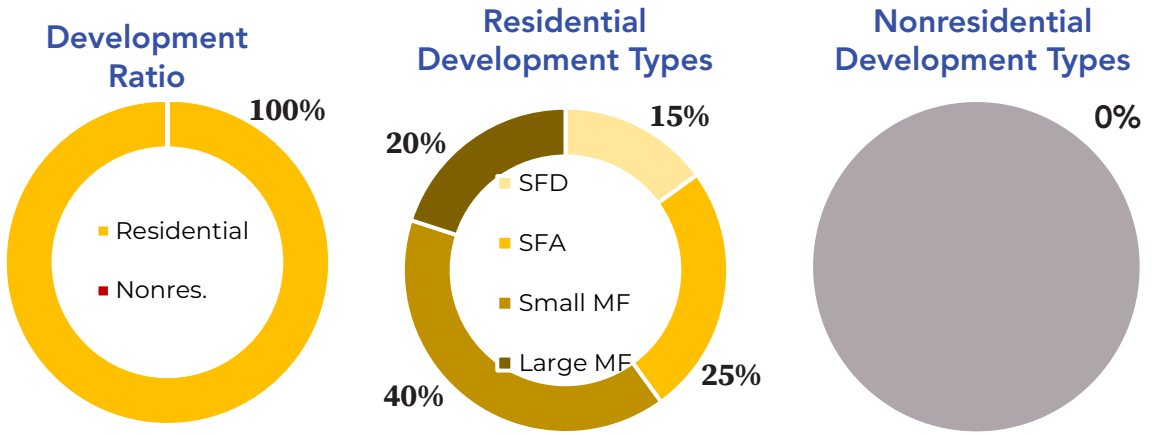
MIXED DENSITY NEIGHBORHOODS

Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes.

This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

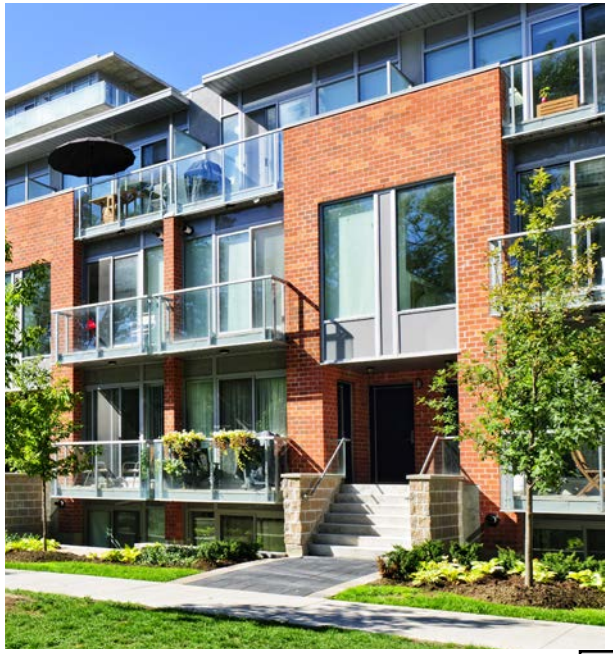
Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



Density	Intensity	Scale
12 to 25 units per acre	Medium	Low/Mid-Rise







DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or "build-to-rent" products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)	●●●●●	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●○○	Appropriate when adjacent to retail and employment opportunities, with superior access to open space and roadways. Should be integrated with small multifamily and other missing middle housing options.
Mixed-Use Urban, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	
Shopping Center, Community Scale	●○○○○	
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

10/24/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 11712 Arnhamn Lane Rezoning - A to C-2
Case Number: 2022-P-1472-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 11712 Arnhamn Ln, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX.
Applicant: Baeza Engieering, PLLC
Owner: John and Sandy Kerr

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

HUONG NHAT HUAN LLP (1917826)
1523 BRADBURY LN
AUSTIN TX 78753-7307

NGO CHI (1884602)
22304 TRAILRIDERS CV
MANOR TX 78653-3973

KB HOME LONE STAR INC (1872857)
10800 PECAN PARK BLVD STE 200
AUSTIN TX 78750-1249

TRAVER TOM R (233463)
11806 ARNHAMN LN
MANOR TX 78653-3542

MARTINEZ WIFRANO G & VERONICA (1877192)
2909 WOOD CREEK RD
BRENHAM TX 77833-0620

LAYLA TRUST (1832720)
2008 HERITAGE WELL LN
PFLUGERVILLE TX 78660-2966

ALVARADO RAFAEL GARCIA & MARINA K LARES (923257)
13236 FOREST SAGE ST
MANOR TX 78653-5399

CONTINENTAL HOMES OF TEXAS LP (165062)
10700 PECAN PARK BLVD STE 400
AUSTIN TX 78750-1447

AGENDA ITEM NO. 8

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.
Applicant: JAB Engineering, LLC
Owner: Platinum 973, LLC

BACKGROUND/SUMMARY:

This request was previously brought before the Commission and Council May 2022. The property was zoned C-2 Medium Commercial with the additional uses of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general) on Feb. 2, 2022. The property is directly south of the under-construction Compass Rose Charter School. The nearest existing gas station is the Chevron at N. FM 973 and Shadowglen Trace – approximately 750' south of the subject property. There are no other Gas Stations on N. FM 973 from US 290 north to the city limits (Arnhamn Lane).

The Commission approved the request 5-0 but Council denied the request due to the number of driveways proposed and safety concerns. The applicant has revised the plan to only have 1 driveway on FM 973 and 1 driveway on Suncrest when there had previously been 2 driveways on each roadway.

Staff recommends for the driveway on Suncrest that it either be moved towards the center of the lot or a shared driveway with a joint access easement be established with the adjacent property owner as the Suncrest driveway in its current location does not meet offset requirements from Ralph Ritchie and the approach extends beyond the property boundary.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Letter of Intent
- Plan Sheet
- Location Map
- Concept Image
- Gas Station Conditions
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

JAB ENGINEERING, LLC.
4500 Williams Dr., Ste 212-121
Georgetown, TX 78633
512-779-7414
josh.baran@jabeng.com

October 5, 2022

City of Manor
Planning Department
105 E. Eggleston St.
Manor, Tx 78653

RE: 13801 N FM 973 RD
Special Use Permit – Letter of Intent

Letter of intent (letter stating why you want to rezone the property in question or why you are requesting a variance to the requirements of the Zoning Ordinance)

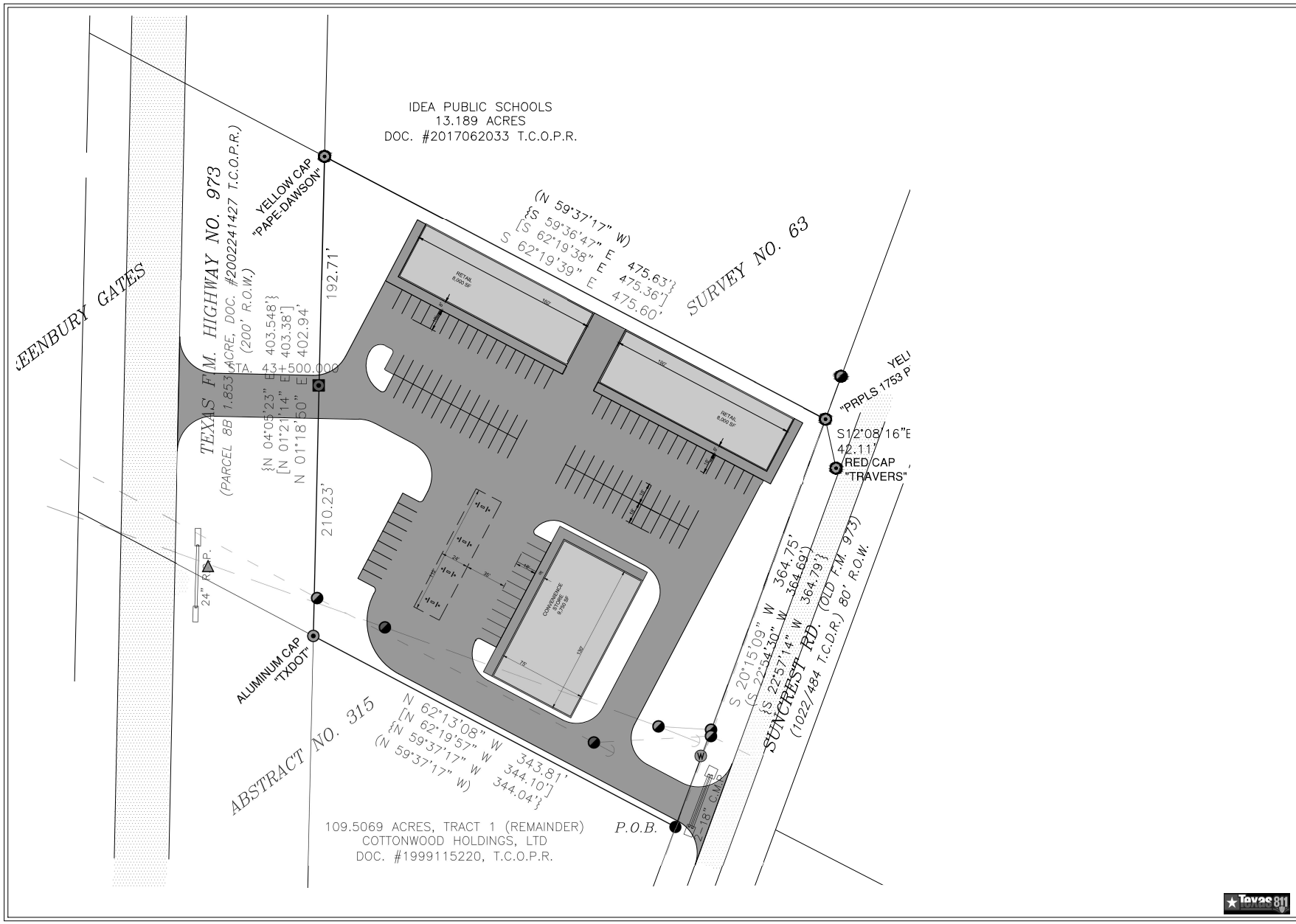
This Letter of Intent and application information are prepared by JAB Engineering, LLC. (the "applicant") under the authorization of Platinum 973, LLC (the "owner"). The following detailed information is provided accordingly:

- The existing site is located in the full purpose jurisdiction with a base zoning of C-1.
- The proposed use is a mix of flex warehouse / retail uses previously approved as an exception by the city, as well as retail / fueling station.
- This property is ideally situated along FM 973 for mix of large-format commercial uses and light industrial uses and will serve as employment centers for the community and region.
- The property will have access directly to FM 973 and may take emergency or secondary access to Suncrest Road if necessary. Water and Sewer services are currently planned to be extended along the FM 973 right-of-way.
- The subject property is vacant.
- A previous application for SUP was reviewed by the city and a concern was raised related to the access points on to FM 973. The two access drives have been reduced to a single access drive.

Please accept this letter of intent and accompanying documents for the Rezone.

Sincerely,

Joshua A. Baran, P.E.
JAB Engineering, LLC (F-14076)



No.	Date	Revisions	App.

JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com

FM 973

DIMENSIONAL SITE PLAN

Project No.: 19010
Issued: 04/30/21
Drawn By: JAB
Checked By: JAB

C.03

Sheet 3 OF 10
2021- -SDP





Item 8.

https://s3.amazonaws.com/d1.mygovernmentonline.org/2022/155/2022-P-1476-draft%20v4%20(1).jpg?AWSAccessKeyId=AKIAZDV5FVCDQUSLLC73&Expires=1666978208&response-content-disposition=inline%3B%20filename%3D%222022-P-1476-draft%20v4%20%281%29.jpg%22&response-content-type=image%2Fjpeg&Signature=L2LWBF2QUGSdNKoZ45KkTOTy%2FGk%3D[10/27/2022 12:35:50 PM]

Gas Station, Limited

- Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
- Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
- Automotive repair and automobile washing facilities are prohibited.
- No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
    - The property is located along and has direct access from US Highway 290 East.
    - The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
- In no case shall a gas station be permitted more than ten multi-fuel dispensers (20 fuel positions).
- In the neighborhood business (NB) and light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions):

Acceptable Pump Arrangement

X X

X X

Unacceptable Pump Arrangement

X X X X

- Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
- Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
- Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

10/24/2022

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: 13801 N FM 973 - Fuel Station Specific Use Permit
Case Number: 2022-P-1476-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Specific Use Permit for 13801 N FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.
Applicant: JAB Engineering, LLC
Owner: Platinum 973, LLC

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Specific Use Permit has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

FM 973 BUILDING HOPE LLC
211 E 7TH ST STE 620
AUSTIN, TX 78701-3218

STEPHANIE L WARD
13915 SUNCREST RD
MANOR, TX 78653-3897

JEFFREY T & PAM MONTAGUE
13909 SUNCREST RD
MANOR, TX 78653-3897

CESAR CASIANO-JARAMILLO
13901 SUNCREST RD
MANOR, TX 78653-4156

RUPERTO NUNEZ & JULIA MARTINEZ
13809 FM 973 N
MANOR, TX 78653-3896

COTTONWOOD HOLDINGS LTD
DWYER REALTY COMPANIES
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720

FLATS AT SHADOWGLEN CHL I LLC
9900 HIGHWAY 290 EAST
MANOR, TX 78653-9720

CLIDE R NICHOLS
415 HONEYCOMB CIR
DRIFTWOOD, TX 78619-5706

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE ST
AUSTIN, TX 78746-5732

AGENDA ITEM NO. 9

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

Applicant: I.T. Gonzalez Engineers
Owner: Victor Martinez

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 4 lot subdivision in our ETJ with each lot being 2.5 – 2.75 acres and planned for residential uses.

LEGAL REVIEW:	*Not Application*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

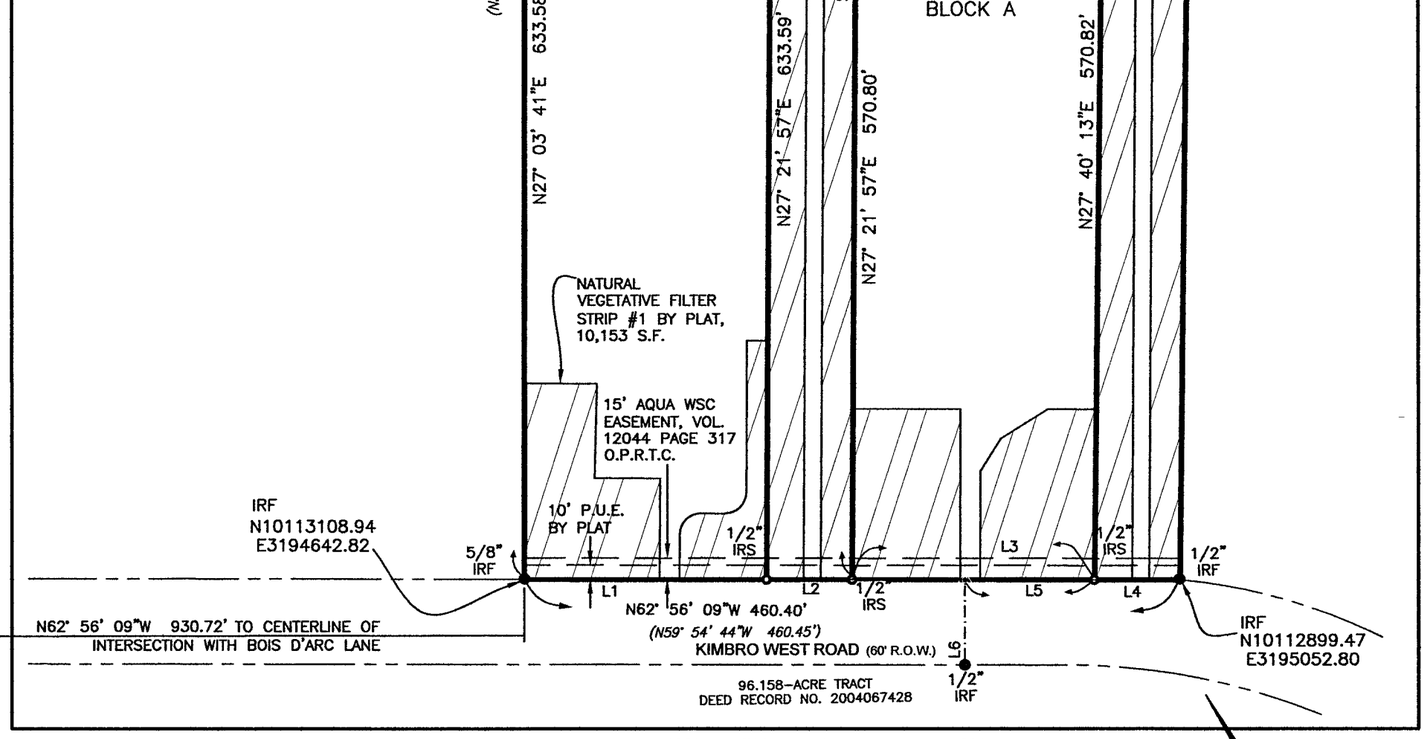
PLANNING & ZONING COMMISSION:	**Recommend Approval**	**Disapproval**	**None**

R & M SUBDIVISION

NOTE:
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.

LEGEND

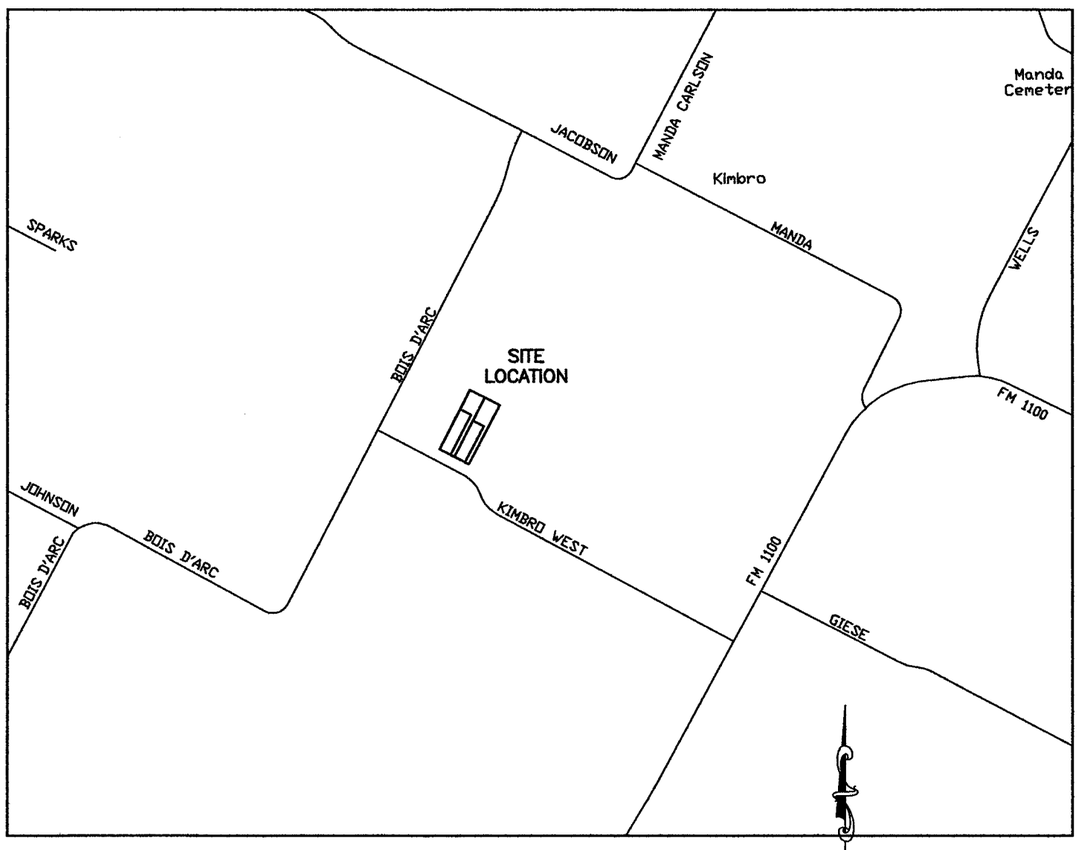
———	BOUNDARY LINE
– – – –	PROPERTY LINE
(xxx)	PER RECORD
●	IRON ROD FOUND
○	IRON ROD SET
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.U.E.	PUBLIC UTILITY EASEMENT
— — —	EASEMENT LINE
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
◎	CONCRETE MONUMENT SET (CMS)
— · — · — · —	ROW TIE
▨	NATURAL VEGETATIVE FILTER STRIP



SCALE: 1" = 100'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N62°56'09"W	170.20'
L2	N62°56'09"W	60.00'
L3	N62°56'09"W	170.20'
L4	N62°56'09"W	60.00'
L5	N62°56'09"W	151.13'
L6	S27°03'51"W	60.00'

–	LOT SIZE		LAND USE
LOT No.	SQ.FT.	ACRES	–
LOT 1	108,909	2.50	S.F. RESIDENTIAL
LOT 2	108,890	2.50	S.F. RESIDENTIAL
LOT 3	98,010	2.25	S.F. RESIDENTIAL
LOT 4	119,776	2.75	S.F. RESIDENTIAL
TOTAL	435,586	10.00	–



LOCATION MAP
1"=2000

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

APPROVED: ATTEST:

_____ _____
JULIE LEONARD, CHAIRPERSON — LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

APPROVED: ATTEST:

_____ _____
HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS — LLUVIA T. ALMARAZ, CITY SECRETARY

TRAVIS COUNTY SUBDIVISION # S-XX-XXX
I.T.G. ENGINEERS PROJECT NO: P21.11.01.01

©2022 I T GONZALEZ ENGINEERS

SHEET 3 OF 3

I T Gonzalez Engineers
SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD AUSTIN, TEXAS 78723
TEL:(512)447-7400

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, August 5, 2022

Bill Graham
I. T. Gonzalez Engineers
3501 Manor RD
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2022-P-1459-SF
Job Address: 13910 Kimbro West Road, Manor, TX. 78653

Dear Bill Graham,

The first submittal of the 13910 Kimbro West Road - R & M Subdivision Short Form Final Plat *(Short Form Final Plat*) submitted by I. T. Gonzalez Engineers and received on September 06, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. The signature blocks on the second page need to have the correct mayor. The mayor of the City of Manor is Dr. Christopher Harvey. A signature block for the planning and zoning chairperson needs to be included. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).

2. General note number 1, on the second page, needs to be updated to say, "as of" (need to provide a date).

3. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. Must be to scale.

4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corners which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

6. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

COMMENT RESPONSE LETTER –

SUBMITTED AS PART OF UPDATE 1 FOR AUGUST 5, 2022 CITY OF MANOR REVIEW COMMENTS
PROJECT: R & M Subdivision
LOCATION: 13910 Kimbro West Road
PERMIT #: 2022-P-1459-SF
REVIEW ENGINEER: Pauline Gray, P.E.
SUBMITTED BY: I. T. Gonzalez Engineers
DATE: 09-02-2022

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The signature blocks on the second page need to have the correct mayor. The mayor of the City of Manor is Dr. Christopher Harvey. A signature block for the planning and zoning chairperson needs to be included. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).
The mayor and P&Z chairperson are now shown correctly in the signature blocks on page 3 of plat.

2. General note number 1, on the second page, needs to be updated to say, "as of" (need to provide a date).
Note 1 has been modified as requested.

3. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. Must be to scale.
The location map on page 3 has been modified to cover one mile in all directions.

4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
The City limit lines and and/or the outer border of the City's ETJ are not close the R & M Subdivision boundary.

5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corners which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
The bearing and distance to Bois D'Arc Lane is now shown. Northern and easting coordinates for 4 property corners are now shown.

6. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.
Being in the ETJ of Manor, there is no zoning and, thus, no building setback lines. Proposed and existing easements are shown on the face of the plat.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Noted

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Noted

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, September 13, 2022

Bill Graham
I. T. Gonzalez Engineers
3501 Manor RD
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2022-P-1459-SF
Job Address: 13910 Kimbro West Road, Manor 78653

Dear Bill Graham,

We have conducted a review of the final plat for the above-referenced project, submitted by Bill Graham and received by our office on September 06, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

10/24/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: 13910 Kimbro West Road - R & M Subdivision Short Form Final Plat
Case Number: 2022-P-1459-SF
Case Manager: Michael Burrell
Contact: mburrell@manortx.org – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the R&M Subdivision located at 13910 Kimbro West Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.
Applicant: I. T. Gonzalez Engineers
Owner: Victor Martinez

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

Charles D Oman Trust
14859 BOIS D ARC LN
ELGIN TX 78653-3626

NATHANIEL TURK MCCLESKEY
606 MARSHALL ST
LEXINGTON VA 24450-1922

LAURA C & ERIC I ESTRADA
14017 KIMBRO WEST RD
MANOR TX 78653-3817

GERALD B & GRACE SOPHER
15111 BOIS D ARC LN
MANOR TX 78653-3446

DIMAS ARMANDO ROSA ETAL
1403 PARKSIDE DR
ROUND ROCK TX 78664-6962

JUAN FRANCISCO & LARA ZAMARRIPA
15123 BOIS D ARC
MANOR TX 78653-3446

ANTONIO MARQUEZ CASTRUITA
15131 BOIS D ARC LN
MANOR TX 78653-3446

AGENDA ITEM NO. 10

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 9, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of October 12, 2022, P&Z Commission Regular Meeting.

BACKGROUND/SUMMARY:

LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- October 12, 2022, P&Z Commission Regular Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of the October 12, 2022, P&Z Commission Regular Meeting.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
OCTOBER 12, 2022

PRESENT:

COMMISSIONERS:
Julie Leonard, Chair, Place 1
LaKesha Small, Vice Chair, Place 7
Anthony Butler, Place 2 (Absent)
Cresandra Hardeman, Place 3 (Absent)
Vacant, Place 4
Jennifer Wissmann, Place 5
Cecil Meyer, Place 6

CITY STAFF:
Scott Dunlop, Development Services Director
Michael Burrell, Planning Coordinator
Mandy Miller, Permit Technician

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chair Leonard at 6:41 p.m. on Wednesday, October 12, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak regarding the Ring Road Park and Parking. Mr. Battaile suggested public emails for the Commissioners. He expressed his dislike with the City's planning efforts regarding the city parks, the things available at the parks and the parking available at the Ring Road City Park. Mr. Battaile stated he send letter regarding a 60-page park plan that was available online yet no one has responded yet to the information given.

Chair Leonard explained to the audience that the Parks Committee had jurisdiction over the items expressed regarding City Parks.

PUBLIC HEARING

1. **Conduct a public hearing on regarding the submission of a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX. Applicant: Baeza Engineering, PLLC. Owner: John and Sandy Kerr.**

Chair Leonard opened the public hearing.

Development Services Director Dunlop recommended postponement of this item to the November 9, 2022, P&Z meeting due to issues with the notice.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Meyer to postpone the public hearing.

There was no further discussion.

Motion to Postpone carried 4-0

2. **Conduct a public hearing on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Las Entradas Development Corp.**

Chair Leonard opened the public hearing.

Danny Burnett with Dwyer Realty Companies, 9900 Hwy 290 E., Manor, Texas, submitted a speaker card in support of this item however did not wish to speak but was available for any questions.

Jordan Dwyer with Dwyer Realty Companies, 9900 Hwy 290 E., Manor, Texas, submitted a speaker card in support of this item however did not wish to speak but was available for any questions.

Development Services Director Dunlop informed the Commission the preliminary plat had engineering approval. This is the final phases for Las Entradas Development.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Wissmann to close the public hearing.

There was no further discussion.

Motion to Close carried 4-0

3. **Conduct a public hearing on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX. Applicant: LJA Engineering. Owner: The Butler Family Partnership, Ltd.**

Chair Leonard opened the public hearing.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile quoted section 14.02.065 of the Code of Ordinance. He encouraged the city to require this development to provide a Plaza with maybe some statues and set aside Park land for the city.

Discussion was held by the Commission regarding the development. Director Dunlop answered questions about the layout of the development and clarified the name to be Manor Crossing.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to close the public hearing.

There was no further discussion.

Motion to Close carried 4-0

4. Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Victor Martinez.

Chair Leonard opened the public hearing.

Development Services Director Dunlop stated city staff recommended postponement of this item to the November 9, 2022, meeting due to issues with the notice.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Wissmann to postpone the public hearing.

There was no further discussion.

Motion to Postpone carried 4-0

CONSENT AGENDA

5. Consideration, discussion, and possible action to approve the minutes of September 14, 2022, P&Z Commission Regular Meeting.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 4-0

REGULAR AGENDA

6. Consideration, discussion, and possible action on the submission of a Rezoning Application for 10 acres, more or less, out of the Greenbury Gates Survey No. 63, and being located at 11712 Arnhamn Lane, Manor, TX. Applicant: Baeza Engineering, PLLC. Owner: John and Sandy Kerr.

Development Services Director Dunlop reminded the Commission that city staff recommended postponement of this item.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Wissmann to postpone this item until the P&Z Commission Regular Session on November 9, 2022,

There was no further discussion.

Motion to Postpone carried 4-0

7. Consideration, discussion, and possible action on a Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Las Entradas Development Corp.

City staff recommended approval of this item.

Development Services Director Dunlop explained the location stating it was the property ear Manor Grand Apartments. Roadway improvements were planned because of these commercial lots which included construction of Los Entradas Blvd and the partial reconstruction of Hill Lane.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Chair Leonard to approve the Preliminary Plat for the Las Entradas North Phase 4 & 5 Preliminary Plat, ten (10) lots on 50.26 acres, more or less, and being located near US Hwy 290 and Gregg Manor Rd, Manor, TX

There was no further discussion.

Motion to Approve carried 4-0

8. Consideration, discussion, and possible action on a Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX. Applicant: LJA Engineering. Owner: The Butler Family Partnership, Ltd.

City staff recommended approval of the Preliminary Plat for the Manor Crossing (Butler Manor) Preliminary Plan, seventeen (17) lots on 95.16 acres, more or less, and being located near US Hwy 290 and FM 973, Manor, TX.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile read out loud the Manor City Ordinance Item G of Section 14.02.065. He wanted to reiterate the importance of requiring developers to provide quality amenities and plazas.

Development Services Director Dunlop answered questions concerning development requirements.

Mr. Battaile presented an example drawing of his idea for a plaza. (See attached)

Discussion was held by the Commissioners. Director Dunlop answered questions from the Commissioners regarding protocol for communication with the developers as it relates to plazas and other higher quality amenities specifically with these larger developments.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Myer to approve the Preliminary Plat for the Manor Crossing (Butler Manor).

There was no further discussion.

Motion to Approve carried 4-0

9. Consideration, discussion, and possible action on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Victor Martinez.

Development Services Director Dunlop reminded the Commission that city staff recommended postponement of this item.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Wissmann to postpone this agenda item until the November 9th P&Z Commission meeting.

There was no further discussion.

Motion to Postpone carried 4-0

10. Consideration, discussion, and possible action on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, two (2) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Rd, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Jefferson Triangle Marine, LP.

City staff recommended approval of the Short Form Final Plat for Amavi Manor due to Engineering approval.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the Short Form Final Plat for the Amavi Manor Short Form Final Plat, two (2) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Rd, Manor, TX.

There was no further discussion.

Motion to Approve carried 4-0

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to adjourn the meeting at 7:17 p.m. on Wednesday, October 12, 2022.

These minutes approved by the P&Z Commission on the 9th day of November 2022. *(Audio Recording Archived)*

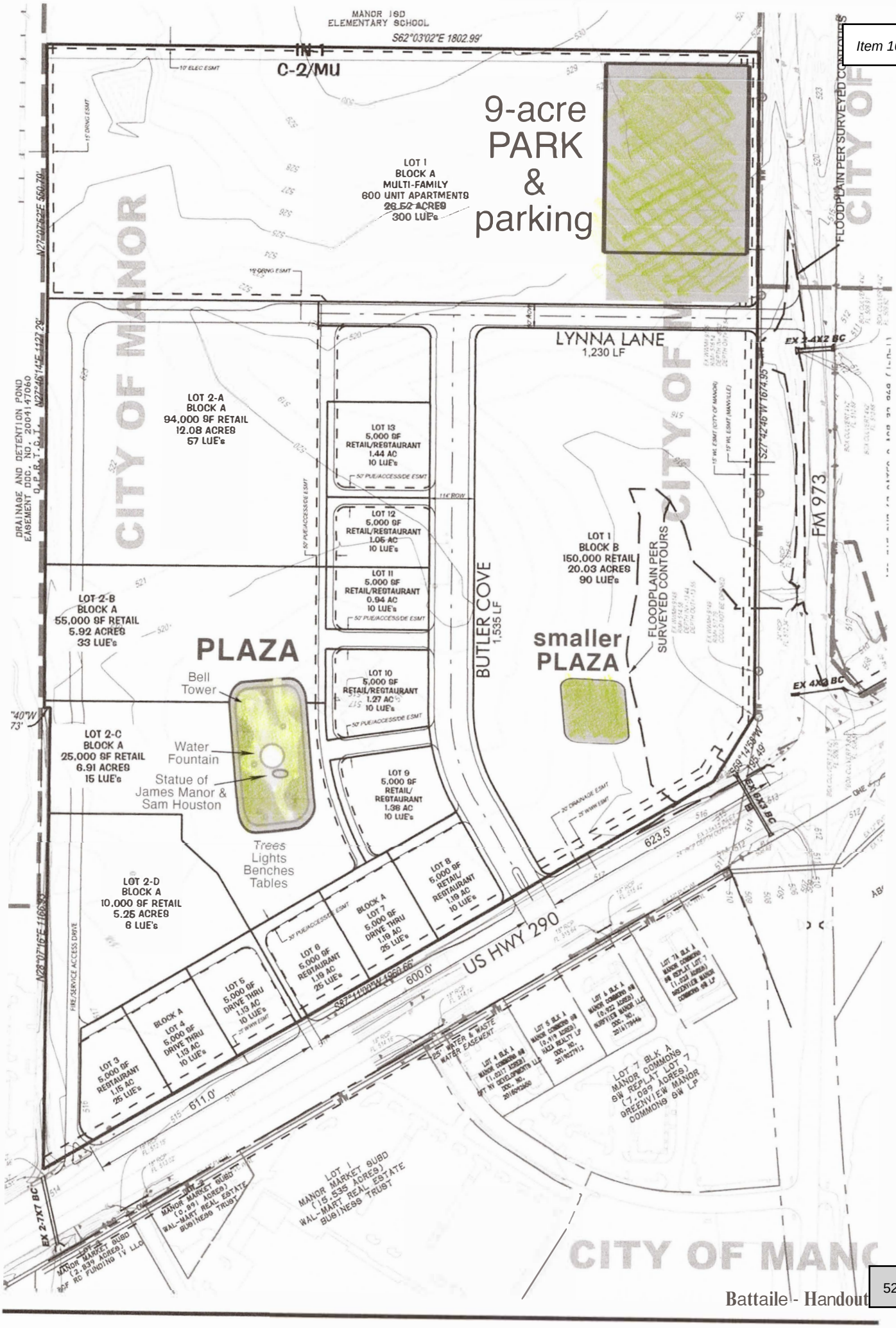
APPROVED:

Julie Leonard
Chairperson

ATTEST:

Scott Dunlop
Development Services Director

DRAFT


MANOR ISD
ELEMENTARY SCHOOL
S62°03'02"E 1802.99'
IN-1
C-2/MU
9-acre
PARK
&
parking
LOT 1
BLOCK A
MULTI-FAMILY
600 UNIT APARTMENTS
~~28.52 ACRES~~
300 LUE's
FLOODPLAIN PER SURVEYED CONTOURS
CITY OF MANOR
LYNNA LANE
1,230 LF
EX 2-4X2 BC
LOT 2-A
BLOCK A
94,000 SF RETAIL
12.08 ACRES
57 LUE's
LOT 13
5,000 SF
RETAIL/RESTAURANT
1.44 AC
10 LUE's
LOT 12
5,000 SF
RETAIL/RESTAURANT
1.05 AC
10 LUE's
LOT 11
5,000 SF
RETAIL/RESTAURANT
0.94 AC
10 LUE's
LOT 10
5,000 SF
RETAIL/RESTAURANT
1.27 AC
10 LUE's
LOT 9
5,000 SF
RETAIL/
RESTAURANT
1.96 AC
10 LUE's
LOT 8
5,000 SF
RETAIL/
RESTAURANT
1.19 AC
10 LUE's
LOT 1
BLOCK B
150,000 RETAIL
20.03 ACRES
90 LUE's
FLOODPLAIN PER
SURVEYED CONTOURS
FM 973
BUTLER COVE
1,535 LF
smaller
PLAZA
EX 4X3 BC
LOT 2-B
BLOCK A
55,000 SF RETAIL
5.92 ACRES
33 LUE's
PLAZA
Bell
Tower
Water
Fountain
Statue of
James Manor &
Sam Houston
Trees
Lights
Benches
Tables
LOT 2-C
BLOCK A
25,000 SF RETAIL
6.91 ACRES
15 LUE's
LOT 2-D
BLOCK A
10,000 SF RETAIL
5.25 ACRES
8 LUE's
623.5'
US HWY 290
600.0'
611.0'
LOT 3
6,000 SF
RESTAURANT
1.15 AC
25 LUE's
BLOCK A
LOT 4
6,000 SF
DRIVE THRU
1.13 AC
10 LUE's
LOT 5
6,000 SF
DRIVE THRU
1.13 AC
10 LUE's
LOT 6
6,000 SF
RESTAURANT
1.19 AC
25 LUE's
BLOCK A
LOT 7
6,000 SF
DRIVE THRU
1.19 AC
25 LUE's
LOT 8
5,000 SF
RETAIL/
RESTAURANT
1.19 AC
10 LUE's
FIRE/SERVICE ACCESS DRIVE
25' WATER & WASTE WATER EASEMENT
LOT 7 BLK A
MANOR COMMONS
SW REPLAT LOT 7
(7.089 ACRES)
GREENVIEW MANOR
COMMONS SW LP
LOT 1
MANOR MARKET SUBD
(15.535 ACRES)
WAL-MART REAL ESTATE
BUSINESS TRUST
EX 2-7X7 BC
CITY OF MANOR

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering

BACKGROUND/SUMMARY:

This PUD consists of 272 residential lots, 1 commercial lot, 1 utility lot, 12.5 acres Nature Preserve and 3.5 acres of Parkland. The residential are 190 lots at 50' and 82 lots at 60' wide.

Enhancement over traditional zoning in the PUD include:

- Parkland amenities and trails including a portion of the Wilbarger Creek Regional Trail
  - Parkland fee-in-lieu of $550 per residential lot is also be paid ($149,600)
- Landscape buffers along Gregg Lane and unloaded collector
- Masonry subdivision walls along Gregg Lane and unloaded collector
- Land donation to the City of 2 acres for a water Ground Storage Tank and pressurization facility

PUD variances include:

- 50' wide residential lots
  - 5' side setback, 10 rear setback
  - 60% lot coverage residential, 85% lot coverage commercial

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*YES*
ATTACHMENTS:	*YES*

- Letter of Intent
- PUD
- Aerial Image
- FLUM
- Thoroughfare Plan
- GST Facility Preliminary Plan
- Engineer Comments and Conformance Letter
- Notice Letter and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroup.com

June 3, 2021

Mr. Thomas M. Bolt
City Manager
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Gregg Lane PUD – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Bolt:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Unit Development Application package. The project is titled Gregg Lane PUD and consists of a 90.345-acre tract of land. The Property is located north of Gregg Lane to the west of FM 973.

The proposed development is anticipated to be a mix of commercial use, residential use, and publicly accessible open space. The development is planned to include two acres for commercial retail development, as well as 264 single-family homes on varying lot sizes to provide diverse housing options. Additionally, the PUD will include a public trail and open space connection from north to south, intended to contribute to the City's long-term plans for Wilbarger Creek.

A future roadway is anticipated to bisect the Property based on the Manor Roadway Map. Annexation, zoning, platting, site plan, and building permits are anticipated to be needed in order to develop the 90.345 acres. The site is currently included in a development agreement which stipulates that upon submission of any permit the property owner must voluntarily annex into the City limits. We are requesting concurrent review of these permits, beginning with this PUD application alongside the annexation application.

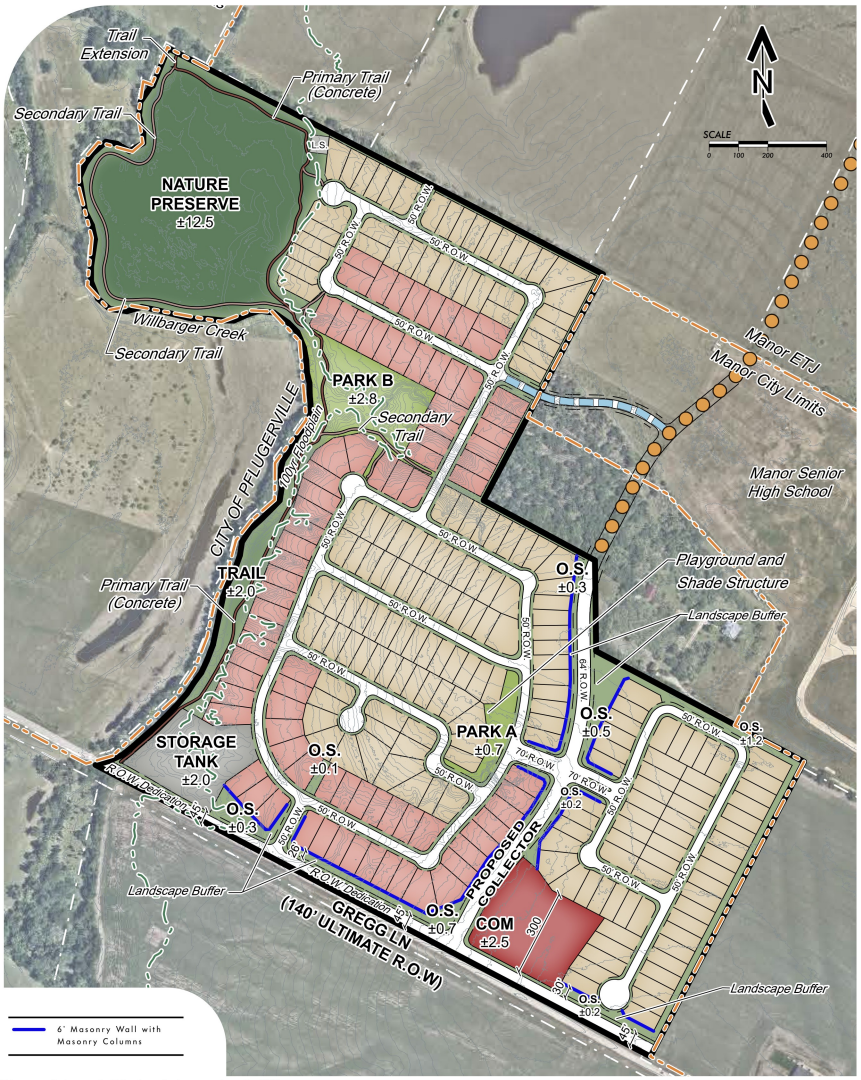
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

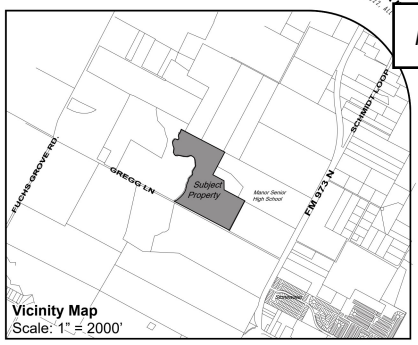


Leah M. Bojo

cc: Scott Dunlop, Development Services Director, City of Manor *(via electronic delivery)*



*Masonry Columns shall be installed approximately 200' apart.



PUD DATA TABLES:

1) APPROVED LAND USES -

	LAND USES	LOTS	ACRES*	TOTAL %
SF	SF RESIDENTIAL - TYP. 50'x120'	190 LOTS	36.3 Ac.	40%
SF	SF RESIDENTIAL - TYP. 60'x125'	82 LOTS	23.3 Ac.	26%
COM	COMMERCIAL		2.5 Ac.	3%
ST	UTILITY		2.0 Ac.	2%
DET	DETENTION/NATURE PRESERVE		12.5 Ac.	14%
DU	PARK/OPEN SPACE		7.1 Ac.	8%
TR	TRAILS		2.0 Ac.	2%
	COLLECTOR		4.6 Ac.	5%
	TOTALS	272 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot SF	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/ac
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(AS DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER

6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU ($550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

NATURE PRESERVE
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trail (Site Connectivity)
3. Benches (300' Approximate Spacing)

PARK A
1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 6' Concrete Sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches

Trail
1. 8' Concrete Primary Trail (Site Connectivity)
2. Benches (300' Approximate Spacing)

Park B
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trail (Site Connectivity)
3. (1) Gazebo
4. Benches (300' Approximate Spacing)
5. Trash Receptacles (300' Approximate Spacing)

8) TRAFFIC

The Traffic Volume will be 4,000 Trips generated to and from this site

9) UTILITIES

SF - 50'	36.3 Ac.	190 Lots	190 LUES
SF - 60'	23.3 Ac.	82 Lots	82 LUES
Commercial	2.5 Ac	1 Lot	50 LUES
	62.1 Ac		322 LUES

Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design

Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE.

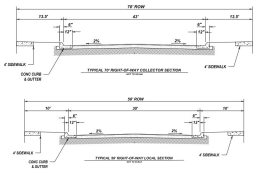
B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF), AND OFF-SITE ACCESSORY PARKING.

C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC.

D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.

E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS



12.) LIST OF ALL REQUESTED VARIANCES

Item	Standard Code	Variance Requested
Setback-Front	25 Feet	25 feet (20' on cul-de-sac)
Setback-Side	7.5 Feet	5 feet
Setback-Rear	20 Feet	10 feet
Lot Width	70 Feet	50 feet/60 feet
Lot Coverage-Res Main.	40%	60%
Lot Coverage-Res Main + Accessory	50%	65%
Lot Coverage-Comm. Main	60%	85%
Lot Coverage-Comm. Main + Accessory	70%	85%
Parkland	Non-floodplain	Within floodplain

1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.

2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERICIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300 DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__
BY: _____
JULIE LEONARD, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

a planned unit development
final site plan for

NEWHAVEN PUD

±90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

LAND PLANNER:
META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

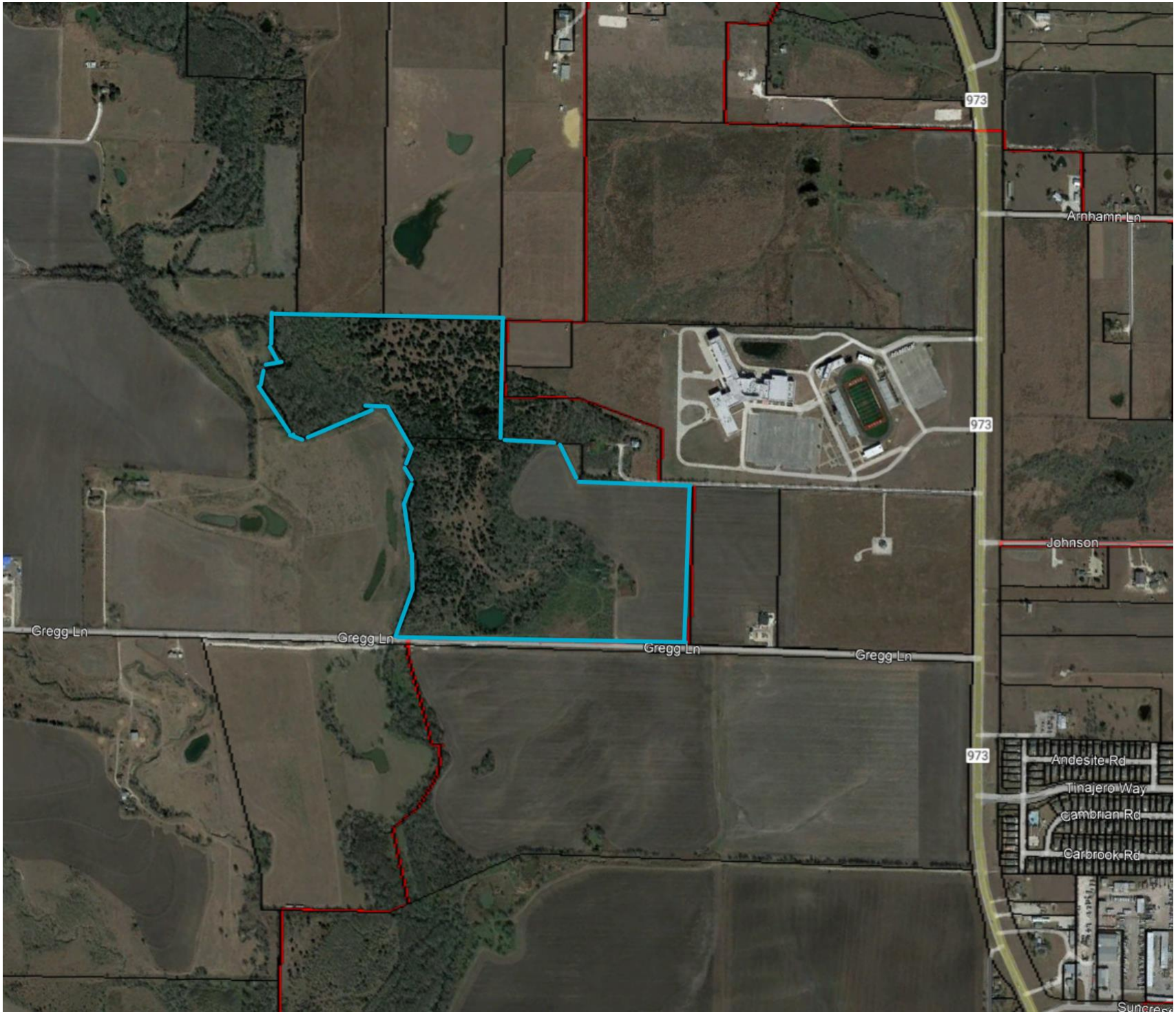
ENGINEER:
JONES|CARTER
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

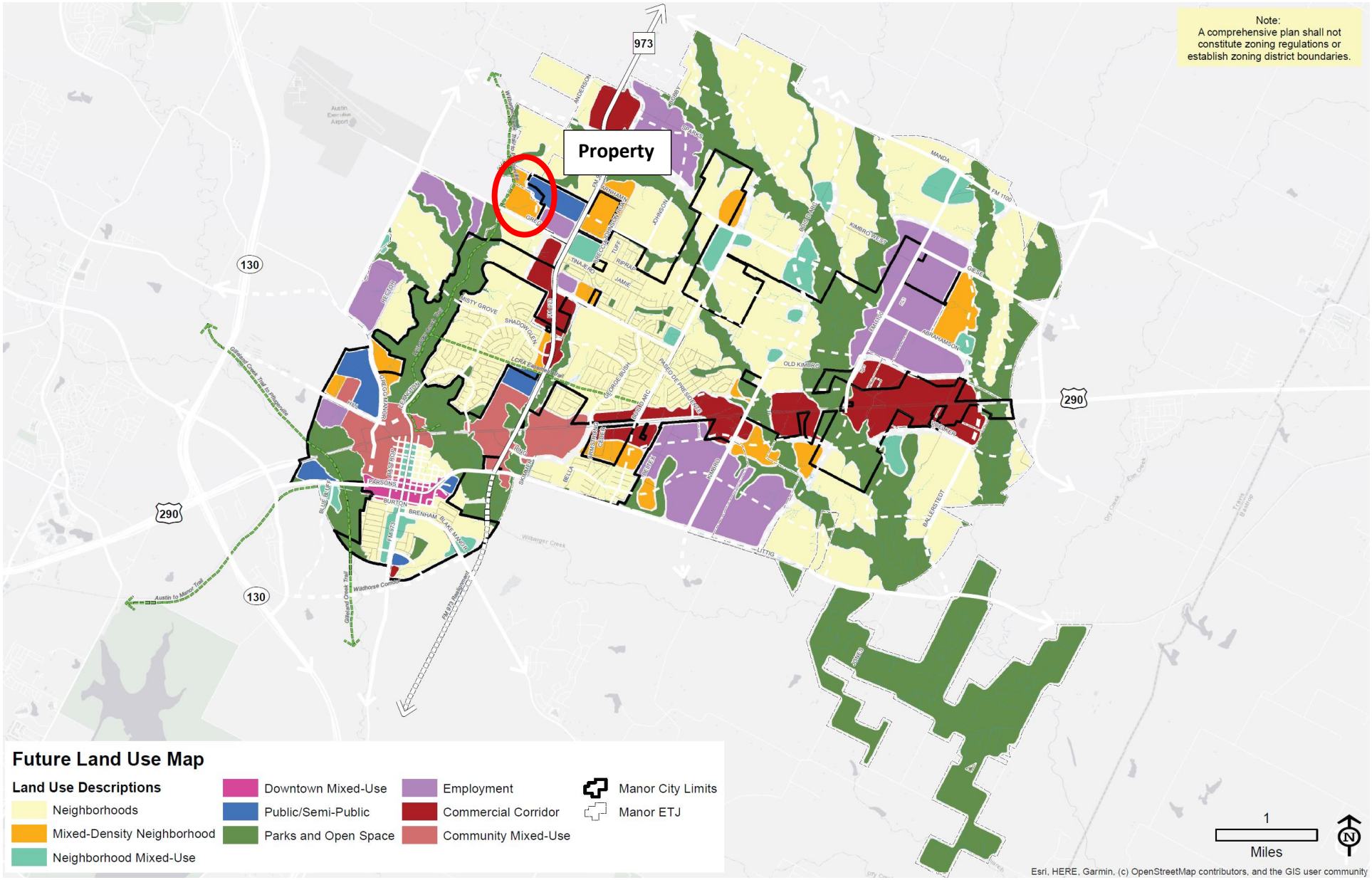
APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400

MTA-78007
OCTOBER 12, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.


973
Arnhamn Ln
973
Johnson
Gregg Ln
Gregg Ln
Gregg Ln
Gregg Ln
973
Andesite Rd
Tinajero Way
Cambrian Rd
Carbrook Rd


Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Property
973
130
290
Future Land Use Map
Land Use Descriptions
Neighborhoods
Mixed-Density Neighborhood
Neighborhood Mixed-Use
Downtown Mixed-Use
Public/Semi-Public
Parks and Open Space
Employment
Commercial Corridor
Community Mixed-Use
Manor City Limits
Manor ETJ
1
Miles
N
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

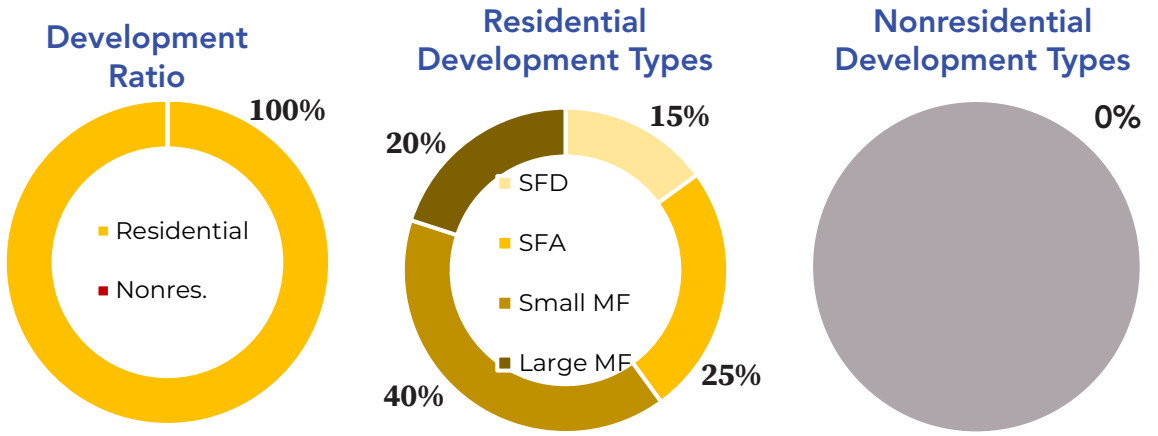
MIXED DENSITY NEIGHBORHOODS

Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes.

This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

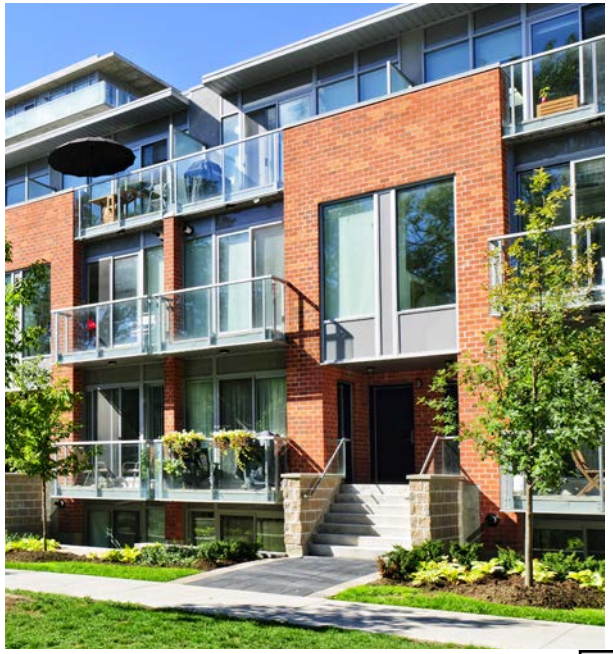
Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



Density	Intensity	Scale
12 to 25 units per acre	Medium	Low/Mid-Rise

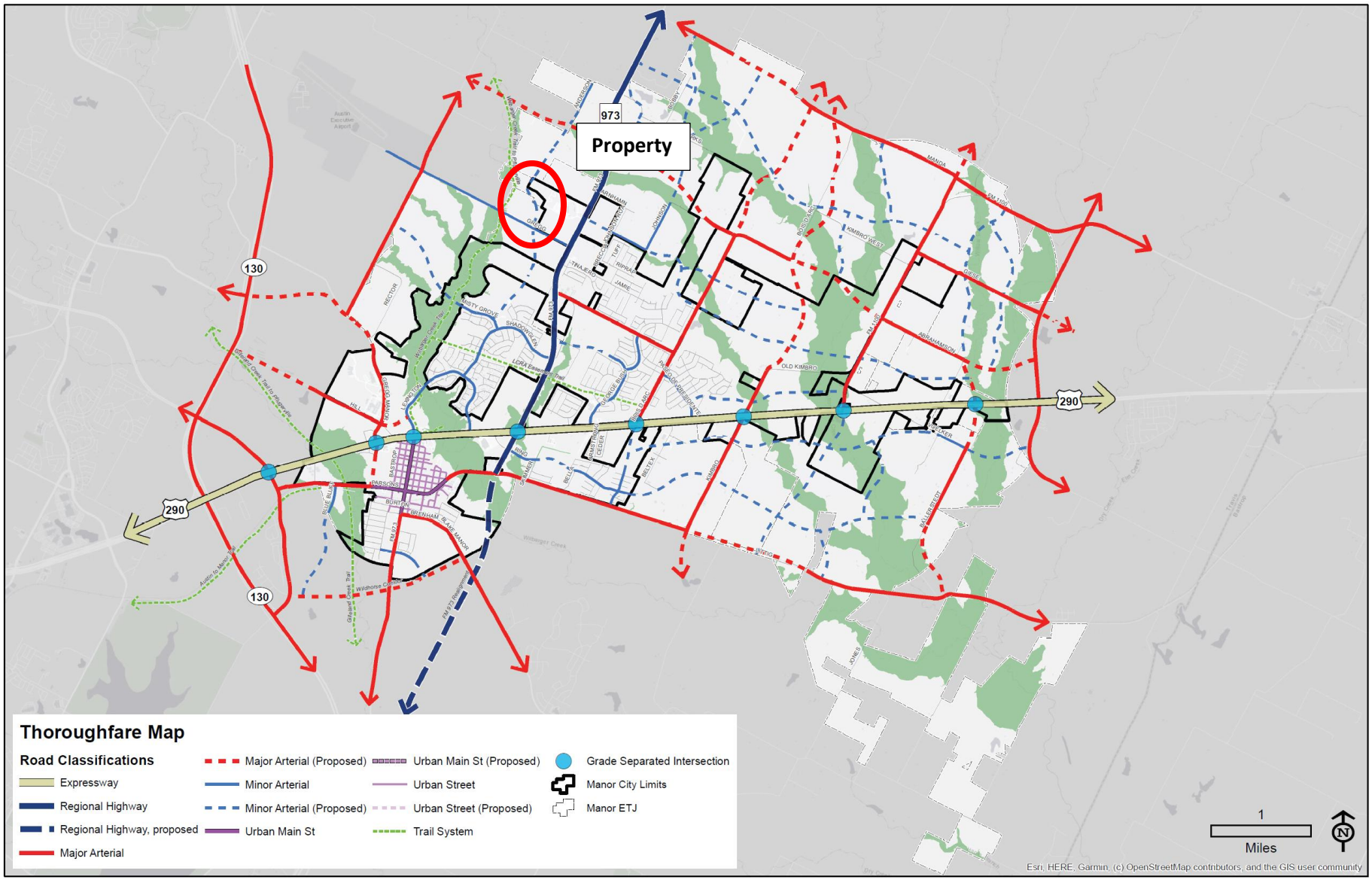


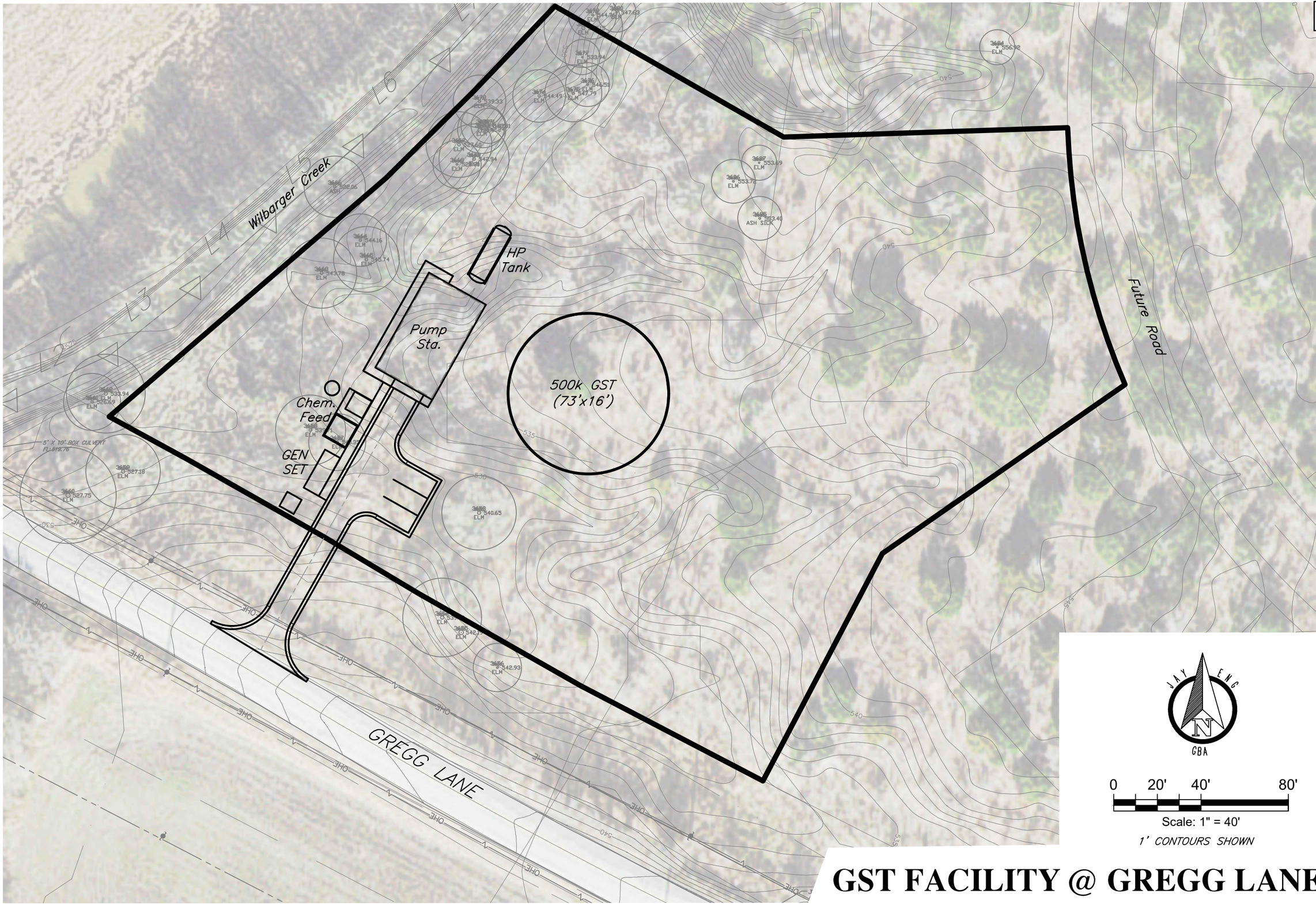




DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or "build-to-rent" products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)	●●●●●	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●○○	Appropriate when adjacent to retail and employment opportunities, with superior access to open space and roadways. Should be integrated with small multifamily and other missing middle housing options.
Mixed-Use Urban, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	
Shopping Center, Community Scale	●○○○○	
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

THOROUGHFARE MAP





GST FACILITY @ GREGG LANE

G:\15318\Civil 3D\Production Drawings\Exhibits\15318_GST Facility Gregg Lane_Exh 1.dwg

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, July 2, 2021

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor, TX. 78653

Dear Aneil Naik,

The first submittal of the New Haven Development Preliminary PUD *(Zoning Request*) submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. The PUD should have a name.

2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.

3. The required City signature blocks were not provided.

4. No secondary access for the site was provided.

5. The typical PUD notes were not included with the submittal.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.

7. The proposed minimum lot size does not mean City zoning requirements.

8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.

9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.

10. Will any parkland be dedicated to the City?

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.

12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.

13. The PUD should be labeled as Preliminary Site Plan for PUD.

14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.

20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroup.com

March 7, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached an update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments and our design team response to each.

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

2. *The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.*

Our design team appreciates the example provided by the City. We have updated our plan to adhere to this same format.

3. *The required City signature blocks were not provided.*

Our current plan has signature blocks for both Planning & Zoning Commission Chair and Mayor (for City Council).

4. *No secondary access for the site was provided.*

The development includes a plan to construct a portion of the north-south collector which intersects with Gregg Lane. The second point of access stubs to the tract north of the Newhaven PUD site for continuation of access once that property is developed.

5. *The typical PUD notes were not included with the submittal.*

Based on the City's template example, the notes have been incorporated into the PUD plan.

6. *The PUD should list any proposed variances from City of Manor Code of Ordinances.*

All variances have been incorporated into the PUD plan document. For example, lot widths are reflected under item #2 in the Data Tables section.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	40 feet / 50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%
Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. *The proposed minimum lot size does not meet City zoning requirements.*

The proposed minimum lot size is a requested modification with this PUD application.

8. *Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.*

This information is now reflected under item #23 under PUD Notes: "PARKLAND SHOWN ON THE PARKLAND DEDICATION CHART REPRESENTS PARKLAND THAT WILL BE DEDICATED TO THE CITY THROUGH AN EASEMENT. ALL PARKLAND WILL BE MAINTAINED BY THE DEVELOPER AND/OR HOA."

9. *Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.*

Topographic information is now provided on the land plan. Parkland is located in areas where the slope is less than or equal to 5%, as indicated in item #15 under PUD Notes.

10. *Will any parkland be dedicated to the City?*

Yes. This information is reflected under item #6 in the PUD Data Tables.

11. *Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.*

Lot depth after right-of-way dedication is 186'. The note for a 25-foot setback for the commercial area is under item #11 in the PUD Notes section. The usable portion of commercial is provided under item #1 in the PUD Data Tables.

12. *Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.*

Permitted uses are provided under item #9 in the PUD Data Tables.

13. *The PUD should be labeled as Preliminary Site Plan for PUD.*

This label is now provided along with the PUD title.

14. *How wide the proposed trail going to be. What material is proposed for the trail? This information should be provided on the PUD.*

This information is provided under item #22 under PUD Notes.

15. *Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.*

The open space areas will have amenities such as a playground, a shade structure, and a gazebo, as outlined in the land plan.

16. *The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.*

The project will develop in accordance with the environmental assessment for the site, per item #20 under PUD Notes.

17. *Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.*

This development has coordinated with property to south for development of both driveways and an interconnected trail system. In addition, with the development immediately adjacent to the high school, this development will provide a variety of dwelling units.

18. *The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.*

This information has been provided under item #10 under PUD Data Tables.

19. *The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.*

This information is provided in the land plan exhibit, including the extension of the north-south collector.

20. *The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.*

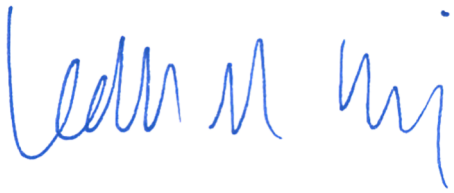
This information has been provided in the land plan and under PUD Data Tables, item #6.

21. *Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.*

This information has been provided in the land plan and under PUD Data Tables, item #8.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely



Leah M. Bojo

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, May 9, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The PUD should have a name.~~

~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

~~4. No secondary access for the site was provided.~~

~~5. The typical PUD notes were not included with the submittal.~~

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~

~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~

~~10. Will any parkland be dedicated to the City?~~

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~

~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~

~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.

~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.

~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~

~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

22. Please provide a copy of the land plan that is referenced in the comment responses.

23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.

24. The proposed collector roadway needs to be realigned to the west.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroup.com

July 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued May 9th, 2022, and our design team response to each.

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

These items have been updated in the PUD document. The P&Z Chairperson signature block has the corrected name of Julie Leonard. The Mayor signature block has the corrected name of is Dr. Christopher Harvey.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.

A variances table has been added into the PUD plan document.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%

Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

Understood. The plan has been updated such that all lots have a minimum frontage of 50 feet in width (unless on a knuckle). The lot layout was amended to remove all lots that had 40 feet of roadway frontage.

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

The commercial portion depth has been dimensioned and called out in the PUD. Usable site area for commercial is provided in the Land Uses table under #1. Commercial has a total land area of 2.6 acres and represents 3% of the total development area. The commercial area is 300 feet deep from anticipated right-of-way.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Yes, the park areas will have amenities. Those are listed below and described in the PUD document with a referenced location under #7.

NATURE PRESERVE

1. **5’ concrete sidewalk (Site Connectivity)**
2. **Benches (300’ Approximate Spacing)**

PARK A

1. **(1) Shade Structure**
2. **(1) 2-5 yrs. Playground Structure**
3. **(1) 5-12 yrs. Playground Structure**
4. **(1) Swing Set**
5. **(2) Independent Play Equipment**
6. **5’ concrete sidewalk (Site Connectivity)**
7. **(1) Trash Receptacle**
8. **(2) Picnic Tables**
9. **(2) Benches**
10. **(1) Pet Waste Station**

TRAIL

1. **5’ concrete sidewalk (Site Connectivity)**
2. **Benches (300’ Approximate Spacing)**

PARK B

1. **5’ concrete sidewalk (Site Connectivity)**
2. **(1) Gazebo**
3. **(1) Retention Pond Fountain**

4. **Benches (300' Approximate Spacing)**
5. **Trash Receptacles (300' Approximate Spacing)**

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.

This document is included as an attachment to this comment response. See attachment.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.

Proposed Streets will be included and shown on the Preliminary Plan at the time of submittal.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Information required to demonstrate the adequacy of water, drainage, sewage facilities, and other necessary utilities will be provided to the City. As this PUD document is limited in the scope of what can be shown, we would propose that adequacy of utilities be demonstrated within the Public Improvements Construction Plans that will need to be submitted and approved by the City of Manor.

22. Please provide a copy of the land plan that is referenced in the comment responses.

This statement was in reference to the image at the top left in the PUD document itself, which reflects land uses, right-of-way widths, etc.

23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.

We propose to meet parkland requirements by paying the base amount parkland fee. Further, since our previous submittal, we have coordinated with City staff in regard to a lot for needed City water infrastructure and improvements.

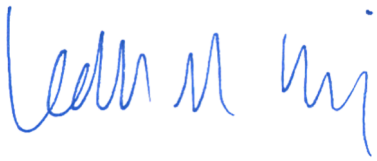
24. The proposed collector roadway needs to be realigned to the west.

The roadway has been realigned further west to both accommodate the existing resident north of our site and to align with the design of the North-South Collector being constructed by the KB Homes site to our northeast.

In addition to this updated submittal, we are providing you with the Development Agreement which contains language for concurrent processing, as well as language outlining the process between the traffic impact analysis (TIA) and subdivision improvements.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Approximately 92.95 Acres

0 Gregg Lane

Manor, Travis County, Texas

DATE: JANUARY 19, 2021

PROJECT: 20-1178

DOC NO.: REP-20-1178-001 REV 0

PREPARED FOR:

SVAG Investments, LLC

101 Parklane Boulevard, Suite 102

Sugar Land, Texas 77478

ESE Partners, LLC

3839 Bee Cave Road, Suite 150

Austin, Texas 78746

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Rev	**Description**	**Date**	**Contributors**	**Author**	**Technical Review**	**Internal Standards Review**
0	Internal Draft	1/19/2021	Robert W. Thornton	☒	☒	☐
			Kathryn O'Gorman, P.G.	☐	☒	☒
			Thomas Kirby	☐	☐	☒

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ABBREVIATIONS

AMSL	Above Mean Sea Level
AST	Above Ground Storage Tank
ASTM	American Society of Testing and Materials
BER	Business Environmental Risk
BSA	TCEQ Brownfields Database (BSA)
CORRACTS	Corrective Action
CREC	Controlled Recognized Environmental Condition
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
ESE	Environmental Science and Engineering Partners, LLC
FEMA	Federal Emergency Management Agency
HREC	Historical Recognized Environmental Condition
GIS	Geographic Information System
LPST	Leaking Petroleum Storage Tank
LQG	Large Quantity Generator
MSWLF	Texas Municipal Solid Waste Landfills
NON-CORRACTS	Non- Corrective Action
PCB	Polychlorinated Biphenyls
PST	Petroleum Storage Tank
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RRC	Railroad Commission of Texas
SQG	Small Quantity Generator
TCEQ	Texas Commission on Environmental Quality
USGS	United States Geological Survey
VSQG	Very Small Quantity Generator

EXECUTIVE SUMMARY

Environmental Science and Engineering Partners, LLC (ESE) has conducted a Phase I Environmental Site Assessment (ESA) on behalf of SVAG Investments, LLC for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas (the Site). The Phase I ESA was performed in accordance with the ASTM E 1527-13 guidance document, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The Phase I ESA included: (a) a historical records review; (b) a regulatory agency records review; and (c) a walk-through Site inspection and drive-by reconnaissance of the surrounding area. The following summarizes ESE's significant findings.

Findings

The Site, located at 0 Gregg Lane and 14812 North FM Road 973, consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. According to historical information reviewed, the Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. Based upon the records review, Site reconnaissance, and information obtained through various interviews and inquiries, ESE did not identify any known or suspect *recognized environmental conditions (RECs)* (including vapor concerns), *historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs),* or *de minimis* conditions in connection with the Site.

Opinion

It is the opinion of ESE that no *RECs, HRECs,* or *CRECs* exist in connection with the Site.

Conclusions

ESE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas (the Site). Any exceptions to, or deletions from, this practice are described in ***Section 8*** of this report. This assessment has revealed no evidence of *RECs, HRECs,* or *CRECs* in connection with the Site.

1 INTRODUCTION

Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, retained ESE to conduct a Phase I ESA for the property located at 0 Gregg Lane in Manor, Travis County, Texas. The scope of work for this ESA was detailed in ESE's proposal (PROP-20-1178-001 Rev 0), dated December 28, 2018.

1.1 Purpose

The purpose of the Phase I ESA is to identify any "recognized environmental conditions" associated with the Site as defined in the ASTM guidance, ASTM E 1527-13. Recognized environmental conditions include the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. Recognized environmental conditions also include hazardous substances or petroleum products even under conditions in compliance with environmental laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. In accordance with ASTM E 1527-13, the following non-scope considerations are not included in this Phase I ESA unless otherwise discussed within the report: asbestos-containing materials; biological agents; cultural and historic resources; ecological resources; endangered species; health and safety; indoor air quality unrelated to releases of hazardous substances or petroleum products; industrial hygiene; lead-based paint; lead in drinking water; mold; radon; regulatory compliance; and wetlands.

1.2 Detailed Scope-of-Services

ESE conducted the following scope of work for the ESA:

- Walk-through Site inspection;
- Drive-by observation of adjacent properties and the Site vicinity;
- Federal and State regulatory agency environmental database reviews;
- Review of aerial photographs;
- Review of historic documents from local agencies;
- Review of historic documents from the user and/or Site owner;
- Site history/land use review; and
- Report preparation including conclusions.

1.3 Significant Assumptions

Significant assumptions concerning environmental issues associated with the Site have not been made.

1.4 Data Gaps

ESE has not received a completed Owner/Occupant Inquiry. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC. Additionally, aerial photographic coverage was not available for the decade of 1940 – 1949. No other data gaps exist for this Phase I ESA.

1.5 Limitations and Exceptions of Assessment

Specific to this Phase I ESA, the lack of evidence of the presence of hazardous materials following completion of the tasks of a reasonable and mutually agreed-upon scope-of-work does not guarantee the absence of such materials; rather, it only indicates that none were found as a result of the services provided. A warranty or guarantee regarding the presence or absence of hazardous materials that could potentially affect the Site is not provided. ESE has provided reasonable professional judgment of possible hazardous materials issues and has performed the agreed-upon services in accordance with standardized guidelines for conducting Phase I ESAs.

1.6 Special Terms and Conditions

This ESA cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions associated with the Site. Performance of the ESA is intended to significantly reduce, but not eliminate, uncertainty regarding the potential for such conditions.

This report does not constitute an appraisal of value or legal opinion, and ESE makes no representations or warranties of the fitness of the property for any specific use or value. ESE assumes no responsibility for the client's, or a third party's, misinterpretation of or improper use of this report.

1.7 User Reliance

This ESA was prepared for the sole use of SVAG Investments, LLC and their respective affiliates, investors, attorneys, and lenders. No other party should rely on the information contained herein without prior written consent of ESE and SVAG Investments, LLC.

2 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site (***Figures 1*** and ***2***) is located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas and consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. The following information for the Site was obtained from the Travis Central Appraisal District (Travis CAD):

Property ID	Owner Name / Mailing Address	Legal Description	Property Address	Land Area (Acres)	Building Area (Square Feet)
259074	James T Lutz & Alexandra Carrillo 14812 FM 973 N Manor, TX 78653	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)	14812 N FM RD 973 Manor, TX 78653	40.905	2,075
259066	Alexandra Carrillo & James T Lutz et al 14812 FM 973 N Manor, TX 78	ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)	Gregg Ln Manor, TX 78653	60.292	761

Note that the Site consists of approximately 92.95 acres out of the 101.197 acres described above. Copies of Travis CAD documents are included in ***Appendix A***.

2.2 Site and Vicinity Characteristics

The Site consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. The surrounding properties are predominantly agricultural crop or pastureland.

2.3 Current Use of the Property

At the time of the reconnaissance, the Site was primarily undeveloped woodland and agricultural cropland, with four (4) agricultural barns, that utilized the Site for wildlife preserve and agricultural purposes.

2.4 Site Improvements

The Site is improved with four (4) agricultural barn structures.

2.5 Current Uses of Adjoining Property

Adjoining property uses are detailed in the following table.

Direction	Property Uses
Northeast	Agricultural land (No Addresses), single-family residence (14812 FM 973), and Manor Senior High School (14832 FM 973)
Southeast	Agricultural land (No Addresses)
Southwest	Right-of-way for Gregg Lane, followed by agricultural land (No Addresses)
Northwest	Wilbarger Creel followed by agricultural land (No Addresses)

3 USER PROVIDED INFORMATION

3.1 Valuation Reduction for Environmental Issues

ESE provided Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, with a User Questionnaire to be completed and returned. Mr. Kaschak is not aware of any valuation reduction for environmental issues. A copy of the completed User Questionnaire is included in ***Appendix E***.

3.2 Owner, Property Manager, and/or Occupant Information

ESE provided Mr. Jim Lutz, Site owner, with an Owner/Occupant Inquiry to be completed and returned. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. A copy of a blank Owner/Occupant Inquiry is included in ***Appendix E***.

3.3 Previous Environmental Report

No previous environmental reports were provided to ESE for review.

3.4 Reason for Performing the Phase I ESA

The Phase I ESA was performed to identify potential recognized environmental conditions at the Site as defined by ASTM guidance document E-1527-13.

4 RECORDS REVIEW

Information pertaining to regulated facilities within the ASTM specified search radii of the Site is contained in the EDR Radius Map Report. The EDR report includes information obtained from EPA electronic databases, State of Texas electronic databases, and other readily available information sources. ESE reviewed the information contained in the EDR database report for regulated sites in the vicinity of the Site that have reported problems with potentially hazardous substances or are known to handle potentially hazardous substances. A brief summary of the EDR database report accompanied by an explanation of each regulatory database list is presented below. The complete EDR database report is included in ***Appendix B***.

4.1 ASTM Standard Federal and State Regulatory Database Facilities

The ASTM standard federal and state database search performed by EDR included a search of the following ASTM standard federal and state databases:

Database	Acronym	Search Radius (miles)	Identified Within Search Radius
National Priority List	NPL	1.0	0
Proposed National Priority List Sites	Proposed NPL	1.0	0
Federal Superfund Liens	NPL Liens	Site only	0
National Priority List Deletions	Delisted NPL	1.0	0
Federal Facility Site Information Listing	FEDERAL FACILITY	0.5	0
Superfund Enterprise Management System	SEMS	0.5	0
CERCLIS No Further Remedial Action Planned	SEMS-ARCHIVE	0.5	0
Corrective Action Report	CORRACTS	1.0	0
RCRA – Treatment, Storage, and Disposal	RCRA-TSDF	0.5	0
RCRA – Large Quantity Generators	RCRA-LQG	0.25	0
RCRA – Small Quantity Generators	RCRA-SQG	0.25	0
RCRA – Very Small Quantity Generators	RCRA-VSQG	0.25	0
Land Use Control Information System	LUCIS	0.5	0
Engineering Controls Sites List	US ENG CONTROLS	0.5	0
Sites with Institutional Controls	US INST CONTROL	0.5	0
Emergency Response Notification System	ERNS	Site only	0

State Superfund Registry	SHWS	1.0	0
Permitted Solid Waste Facilities	SWF/LF	0.5	0
Hurricane Harvey Temporary Debris Management Sites	DEBRIS	0.5	0
Closed Landfill Inventory	CLI	0.5	0
Commercial Hazardous & Solid Waste Management Facilities	WASTEMGT	Site only	0
Leaking Underground Storage Tanks on Indian Land	INDIAN LUST	0.5	0
Leaking Petroleum Storage Tank Listing	LPST	0.5	0
Underground Storage Tank Listing	FEMA UST	0.25	0
Petroleum Storage Tank Database	UST	0.25	0
Petroleum Storage Tank Database	AST	0.25	0
Underground Storage Tanks on Indian Land	INDIAN UST	0.25	0
Sites with Controls	AUL	0.5	0
Voluntary Cleanup Priority Listing	INDIAN VCP	0.5	0
Voluntary Cleanup Program Database	VCP	0.5	0
Brownfields Site Assessments	BROWNFIELDS	0.5	0

4.2 Additional Environmental Records

The Additional Environmental Records search performed by EDR included a search of the following additional environmental databases:

Database	Acronym	Search Radius (miles)	Identified Within Search Radius
A Listing of Brownfields Sites	US BROWNFIELDS	0.5	0
Recycling Facility Listing	SWRCY	0.5	0
Report on the Status of Open Dumps on Indian Lands	INDIAN ODI	0.5	0
Open Dump Inventory	ODI	0.5	0
Torres Martinez Reservation Illegal Dump Site Locations	DEBRIS REGION 9	0.5	0
Open Dumps on Indian Land	IHS OPEN DUMPS	0.5	0
National Clandestine Laboratory Register	US HIST CDL	Site only	0
Dry Cleaner Remediation Program Prioritization List	PRIORITY CLEANERS	0.5	0
Deleted Superfund Registry Sites	DEL SHWS	1.0	0
Clandestine Drug Labs	US CDL	Site only	0
Environmental Liens Listing	HIST LIENS	Site only	0
Environmental Liens Listing	LIENS	Site only	0
CERCLA Lien Information	LIENS 2	Site only	0
Hazardous Materials Information Reporting System	HMIRS	Site only	0
Emergency Response Data	SPILLS	Site only	0
Spills 90	SPILLS 90	Site only	0
Spills 80	SPILLS 80	Site only	0
RCRA – Non Generators/No Longer Regulated	RCRA-NonGen/NLR	0.25	0
Formerly Used Defense Sites	FUDS	1.0	0
Department of Defense Sites	DOD	1.0	0
State Coalition for Remediation of Drycleaners Listing	SCRD DRYCLEANERS	0.5	0
Financial Assurance Information	US FIN ASSUR	Site only	0

EPA Watch List	EPA WATCH LIST	Site only	0
2020 Corrective Action Program List	2020 COR ACTION	0.25	0
Toxic Substances Control Act	TSCA	Site only	0
Toxic Chemical Release Inventory System	TRIS	Site only	0
Section 7 Tracking Systems	SSTS	Site only	0
Records of Decision	ROD	1.0	0
Risk Management Plans	RMP	Site only	0
RCRA Administrative Action Tracking System	RAATS	Site only	0
Potentially Responsible Parties	PRP	Site only	0
PCB Activity Database System	PADS	Site only	0
Integrated Compliance Information System	ICIS	Site only	0
Federal Insecticide Fungicide & Rodenticide Act/Toxic Substance Control Act Tracking System	FTTS	Site only	0
Material Licensing Tracking System	MLTS	Site only	0
Steam-Electric Plan Operation Data	COAL ASH DOE	Site only	0
Coal Combustion Residues Surface Impoundments List	COAL ASH EPA	0.5	0
PCB Transformer Registration Database	PCB TRANSFORMER	Site only	0
Radiation Information Database	RADINFO	Site only	0
Federal Insecticide Fungicide & Rodenticide Act/Toxic Substance Control Act Tracking System Administrative Case Listing	HIST FTTS	Site only	0
Incident and Accident Data	DOT OPS	Site only	0
Superfund (CERCLA) Consent Decrees	CONSENT	1.0	0
Indian Reservations	INDIAN RESERV	1.0	0
Formerly Utilized Sites Remedial Action Program	FUSRAP	1.0	0
Uranium Mill Tailings Sites	UMTRA	0.5	0
Lead Smelter Sites	LEAD SMELTERS	Site only	0
Aerometric Information Retrieval System Facility Subsystem	US AIRS	Site only	0
Mines Master Index File	US MINES	0.25	0
Abandoned Mines	ABANDONED MINES	0.25	0
Facility Index System/Facility Registry System	FINDS	Site only	0
Unexploded Ordnance Sites	UXO	1.0	0

Enforcement & Compliance History Information	ECHO	Site only	0
Hazardous Waste Compliance Docket Listing	DOCKET HWC	Site only	0
EPA Fuels Program Registered Listing	FUELS PROGRAM	0.25	0
Current Emission Inventory Data	AIRS	Site only	0
Affected Property Assessment Report Site Listing	APAR	Site only	0
Asbestos Notification Listing	ASBESTOS	Site Only	0
Coal Ash Disposal Sites	COAL ASH	0.5	0
Drycleaner Registration Database Listing	DRYCLEANERS	0.25	0
Edwards Aquifer Permits	ED AQUIF	Site only	0
Notice of Violations Listing	ENF	Site only	0
Financial Assurance Information Listing	FINANCIAL ASSURANCE	Site only	0
Groundwater Contamination Cases	GCC	Site only	0
Industrial & Hazardous Waste Database	Ind. Haz Waste	0.25	0
Industrial & Hazardous Waste Corrective Action Database	IHW CORR ACTION	0.25	0
PST Stage 2	PST STAGE 2	0.25	0
Compliance History Listing	COMP HIST	Site only	0
Innocent Owner/Operator Program	IOP	Site only	0
Municipal Settings Designations Database	MSD	0.5	0
NPDES Permit Listing	NPDES	Site only	0
Radioactive Waste Sites	RWS	Site only	0
Tier 2 Chemical Inventory Reports	TIER 2	Site only	0
Underground Injection Wells Database Listing	UIC	Site only	0
EDR Proprietary Manufactured Gas Plants	EDR MGP	1.0	0
EDR Exclusive Historic Auto Stations	EDR Hist Auto Stat	0.25	0
EDR Exclusive Historic Dry Cleaners	EDR US Hist Cleaners	0.25	0
Recovered Government Archive Solid Waste Facilities List	RGA HWS	Site only	0
Recovered Government Archive Solid Waste Facilities List	RGA LF	Site only	0

4.2.1 Orphan Sites

No Orphan Sites (sites with poor or inadequate address information which cannot be mapped by EDR's automated system) were located within the Site vicinity.

4.3 Vapor Encroachment Screen

ESE utilized EDR's Vapor Encroachment Worksheet to identify the potential for vapor encroachment conditions at the Site and surrounding properties. Based on ESE's review of listings from federal and state electronic databases and other readily available information sources, vapor encroachment is not expected to have affected the Site. The EDR Vapor Encroachment Screen report is included in ***Appendix K***.

4.4 History of Property Use

The Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. The following records were reviewed in order to assess historical property use.

4.4.1 Review of Historical Aerial Photographs

Historical aerial photographs were utilized to assess historic Site and Site vicinity land use and to identify potential areas of environmental concern. In general, one (1) aerial photograph was obtained for the Site for each of the preceding six (6) decades.

ESE reviewed the aerial photographs to identify historical land use for the Site and surrounding areas and to identify any visible potential areas of concern such as distressed vegetation, storage tanks, surface impoundments, pipelines, energy exploration and production activities, or uncontrolled garbage or waste disposal. No indications of environmental issues at the Site were noted upon a review of the historical aerial photographs. A summary of the observations made by ESE during the historical aerial photograph review is presented in attached ***Table 1***. Copies of the historical aerial photographs are included in ***Appendix C***.

4.4.2 Review of Historical Topographic Maps

Historical topographic maps were reviewed to assess historic Site and Site vicinity land use and to identify potential areas of environmental concern. Historical topographic maps from 1968, 1973, 1987, and 2019 were utilized to assess historic Site and vicinity land use and to identify potential areas of environmental concern. The following table summarizes the historical topographic map review findings.

Topographic Map Year	Comments
1968	The Site is depicted as undeveloped land with one (1) residential structure and three (3) barns. The surrounding area is depicted as undeveloped and agricultural land, with limited residential and agricultural structures.
1973	The Site and surrounding area remain relatively unchanged since 1968.
1987	The Site and surrounding area remain relatively unchanged since 1973.
2019	The Site and surrounding area remain relatively unchanged since 1987, with the exception structures are not depicted on the map.

No items of apparent environmental concern were noted. Copies of topographic maps are included in ***Appendix D***.

4.4.3 Review of Oil, Gas and Pipeline Data

ESE reviewed information made available through the Railroad Commission of Texas (RRC) Public Geographic Information System (GIS) to determine whether or not oil and gas exploration/production activities have ever taken place within the Site boundaries and to identify the existence of possible onsite pipelines. According to the RRC GIS, there is no evidence of pipelines or oil and gas exploration/production activities within the Site boundaries. A copy of the RRC GIS map is included in ***Appendix J***.

4.4.4 Environmental Liens

ESE reviewed data provided within the EDR Radius Report regarding activity and use limitations (AULs), historical environmental liens listings, and TCEQ liens placed against State and Federal Superfund sites filed with the TCEQ and Federal CERCLA liens filed at the EPA. A copy of the EDR Radius Report is included in ***Appendix B***. No environmental liens or AULs filed with the TCEQ or EPA were found in connection with the Site.

ESE has not conducted a review of recorded land title records or a judicial review and has left this obligation to the user. The completed User Questionnaire indicates that no environmental liens or AULs are known to be connected with the Site. A copy of the completed questionnaire is included in ***Appendix E***. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC.

4.4.5 Review of Sanborn Maps

ESE reviewed a Sanborn Map report provided by EDR. Sanborn Map coverage was not available for the immediate Site vicinity. A copy of the EDR Sanborn Map Report is included in ***Appendix I***.

4.4.6 Review of City Directories

ESE reviewed a City Directory Report for the Site and surrounding area prepared by EDR. A city directory was searched approximately every five (5) years back to 1958. The following tables indicate historical uses of interest for the Site and surrounding properties. A copy of the EDR City Directory Report is included in ***Appendix L***.

Year(s)	0 Gregg Lane, 14812 FM 973 North
2005	Residential Listing (14812 FM 973 North)
2010	Residential Listing (14812 FM 973 North)
2014	Residential Listing (14812 FM 973 North)

2017	Residential Listing (14812 FM 973 North)

The northern parcel of the Site is proposed to be subdivided off from a parent parcel addressed at 14812 FM 973 North. The listings for 14812 FM 973 North correspond to the single-family residence adjacent northeast of the Site. There are no available listings for Gregg Lane.

Year(s)	Adjacent Northeast – 14812, 14832 FM 973 North
2005	Residential Listing (14812 FM 973 North)
2010	Residential Listing (14812 FM 973 North)
2014	Residential Listing (14812 FM 973 North)
	Manor Independent School District (14832 FM 973 North)
2017	Residential Listing (14812 FM 973 North)
	Manor Independent School District (14832 FM 973 North)

Based on historical use, properties to the adjacent northeast of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Southeast – No Address
N/A	No Listings

Based on historical use, properties to the adjacent east of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Southwest – No Address
N/A	No Listings

Based on historical use, properties to the adjacent south of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Northwest – No Address
N/A	No Listings

Based on historical use, properties to the adjacent west of the Site do not present an environmental concern to the Site.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Site was assessed by a walk-through inspection. Only visually observable conditions were noted; therefore, an evaluation of subsurface conditions was not included in the assessment.

5.2 General Site Setting

The Site is comprised of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns, located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas.

5.3 Site Reconnaissance

Mr. Robert W. Thornton, Staff Environmental Scientist II with ESE, conducted a reconnaissance of the Site on January 11, 2021. The objective of the Site reconnaissance was to determine if visually observable indications of *RECs* exist at the Site or in the areas immediately surrounding the Site. Photographic documentation collected during the Site reconnaissance is presented in ***Appendix F***. The findings of the Site reconnaissance are presented in the following sections.

The Site was accessed from the east via an access driveway that spurs off of FM 973 North and south via an access driveway that spurs off of Gregg Lane. The Site was improved with four (4) agricultural barn structures. ESE observed one (1) 500-gallon empty AST (presumed former diesel fuel containing) along the western side of an agricultural barn. Additionally, ESE observed routine quantities (5 gallons or less) of automobile maintenance chemicals, such as petroleum products and paints, located in the barns. No surface staining or stressed vegetation was observed in the vicinity of these chemical storage areas or empty AST.

ESE observed former water cisterns near the barns and the tops of septic tanks in the vicinity of the former residence in the southern portion of the Site. ESE did not observe any indications of break-out or seep near the septic tanks.

The majority of the Site was undeveloped woodland or agricultural cropland.

There were no indications, visual or otherwise, of conditions that appeared to present an environmental concern to the Site.

A site map is available as ***Figure 2***.

5.4 Topography and Surface Water Characteristics

According to the 2019 Pflugerville East, Texas 7.5-minute United States Geological Survey (USGS) Topographic Quadrangle Map, the Site is located at an elevation range of approximately

525- through 595-feet Above Mean Sea Level (AMSL). The topographic map of the Site is included in ***Appendix D***.

5.5 Stormwater Runoff and Drainage Paths

Stormwater runoff appears to be directed by overland flow toward Wilbarger Creek located adjacent to the northwestern boundary of the Site.

5.6 Flood Potential

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map (FIRM) Number FM48491C0675F, western portions of the Site are located within the 100-year floodplain. The FEMA map of the Site is included in ***Appendix H***.

5.7 Nearest Surface Water

The nearest surface water bodies are four (4) ponds located on the Site.

5.8 Wetlands

A wetlands assessment was not included in the scope of work for the Phase I ESA.

5.9 Regional Geologic Characterization

According to the 2007 Geologic Database of Texas, published by the USGS, the uppermost geologic formations in the area of the Site consists of the Navarro and Taylor Groups undivided and Quaternary high gravel deposits. A geologic map of the Site is attached in ***Appendix G***.

5.10 Regional Hydrogeology

According to the Texas Water Development Board description of major aquifers posted on their official web page, the Site is located over the Northern Portion of the Trinity Aquifer System. *The Trinity Aquifer is a major aquifer that extends across much of the central and northeastern part of the state. It is composed of several smaller aquifers contained within the Trinity Group. Although referred to differently in different parts of the state, they include the Antlers, Glen Rose, Paluxy, Twin Mountains, Travis Peak, Hensell, and Hosston aquifers. These aquifers consist of limestones, sands, clays, gravels, and conglomerates. Their combined freshwater saturated thickness averages about 600 feet in North Texas about 1,900 feet in Central Texas.*

In general, groundwater is fresh but very hard in the outcrop of the aquifer. Total dissolved solids increase from less than 1,000milligrams per liter in the east and southeast to between 1,000 and

5,000 milligrams per liter, or slightly to moderately saline, as the depth to the aquifer increases. Sulfate and Chloride concentrations also tend to increase with depth.

The aquifer is one of the most extensive and highly used groundwater resources in Texas. Although its primary use is for municipalities, it is also used for irrigation, livestock, and other domestic purposes. Some of the state's largest water level declines, ranging from 350 to more than 1,000 feet, have occurred in counties along the IH-35 corridor from McLennan County to Grayson County. These declines are primarily attributed to municipal pumping, but they have slowed over the past decade as a result of increasing reliance on surface water.

5.11 Site Inspection Summary

The Site is currently undeveloped land, agricultural land, and three (3) agricultural barns.

ASTM E-1527-13 requires several conditions to be investigated, in addition to the conditions previously addressed in this report. No indications of the following conditions were observed on the Site at the time of the reconnaissance:

- Obvious Odors
- Evidence of Landfills, Dumping or Burial Activities
- Evidence of Air Emissions or Wastewater Discharge
- Evidence of Industrial or Manufacturing Activities
- Monitor Wells or Remedial Activities
- Evidence of Leachate or Seeps
- Evidence of Distressed, Discolored or Stained Vegetation
- Evidence of Chemical Spills or Releases
- Evidence of Groundwater and Surface Water Contamination
- Production or Refinery Activities
- Evidence of Farm Waste Concerns
- Discharges, Leachate, Migration or Runoff of Potential Contaminants from Offsite Sources
- UST Systems
- Heavy Equipment
- Railroad Lines
- Miscellaneous Waste and Equipment
- Onsite Regulated Substances
- Other Known or Environmentally Sensitive Conditions

6 INTERVIEWS

In compliance with the "*all appropriate inquiry*" requirements of ASTM E 1527-13 and to qualify for Landowner Liability Protections (LLP), ESE provided Mr. Jim Lutz, Site owner, with an Owner/Occupant Inquiry to be completed and returned. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. A copy of a blank Owner/Occupant Inquiry is included in ***Appendix E***.

In compliance with the "*all appropriate inquiry*" requirements of ASTM E 1527-13 and to qualify for Landowner Liability Protections (LLP), ESE provided Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, with a User Questionnaire to be completed and returned. Mr. Kaschak is not aware of any environmental issues associated with the Site. A copy of the completed User Questionnaire is included in ***Appendix E***.

A letter requesting a review of records associated with the Site was sent via e-mail to the Travis County Attorney on January 7, 2021. In an email dated January 15, 2021, Ms. Karel Marcias, Legal Secretary at the Travis County Sheriff's Office, indicated that she did not locate any investigation reports, letters of correspondence, or any other sort of documents pertaining to the Site upon a search of the Travis County files. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC. Copies of the letters are included in ***Appendix M***.

7 FINDINGS AND CONCLUSIONS

ESE has conducted a Phase I ESA on behalf of SVAG Investments, LLC for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas. The Phase I ESA was performed in accordance with the ASTM E 1527-13 guidance document, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I ESA included: (a) a historical records review; (b) a regulatory agency records review; and (c) a walk-through Site inspection and drive-by reconnaissance of the surrounding area. The following summarizes ESE's significant findings.

7.1 Findings

The Site, located at 0 Gregg Lane and 14812 North FM Road 973, consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. According to historical information reviewed, the Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. Based upon the records review, Site reconnaissance, and information obtained through various interviews and inquiries, ESE did not identify any known or suspect *recognized environmental conditions (RECs)* (including vapor concerns), *historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs),* or *de minimis* conditions in connection with the Site.

7.2 Opinion

It is the opinion of ESE that no *RECs, HRECs,* or *CRECs* exist in connection with the Site.

7.3 Conclusions

ESE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the property located at 0 Gregg Lane in Manor, Travis County, Texas (the Site). Any exceptions to, or deletions from, this practice are described in ***Section 8*** of this report. This assessment has revealed no evidence of *RECs, HRECs,* or *CRECs* in connection with the Site.

8 DEVIATIONS

No deviations or deletions to ASTM E 1527-13 are listed for the Phase I ESA.

9 REFERENCES

ESE does not warrant the data of regulatory agencies or other third parties supplying information used in the preparation of this report. Documents and commercial information services used in the preparation of this report, as listed below, are all current as most recently published.

DOCUMENTS

Geologic Database of Texas. United States Geological Survey. 2007. Web. <http://mrdata.usgs.gov/geology/state/state.php?state=TX>.

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“Map ID FM48491C0675F Travis Co Uninc & Inc Areas.” FEMA Map Service Center, 2020. Web. 18 Jan. 2021. <www.msc.fema.gov>.

“Property ID: 259074.” Travis County Appraisal District, 2020. Web. 7 Jan. 2021. <www.traviscad.org/>.

“RRC Public GIS Map View.” Map. Public GIS Map Viewer for Oil, Gas, and Pipeline Data. Railroad Commission of Texas, 2 Feb. 2020. Web. 11 Jan. 2021. <http://www.rrc.state.tx.us/data/online/gis/index.php#>.

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“United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series.” United States Department of the Interior, 1987. Web 18 Jan. 2021. <http://tin.er.usgs.gov/geology/state/texas>.

“United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series.” United States Department of the Interior, 2019. Web 18 Jan. 2021. <http://tin.er.usgs.gov/geology/state/texas>.

COMMERCIAL SERVICES

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. Certified Sanborn Map Report. Inquiry Number 6323565.3. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR Aerial Photo Decade Package. Inquiry Number 6323565.5. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR City Directory Abstract. Inquiry Number 6323565.8. January 18, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR Radius Map Report. Inquiry Number 6323565.2s. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR Vapor Encroachment Screen Report. Inquiry Number 6323565.2s. January 11, 2021.

10 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPROXIMATELY 92.95 ACRES

0 GREGG LANE AND 14812 NORTH FM ROAD 973

MANOR, TRAVIS COUNTY, TEXAS

JANUARY 19, 2021

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR. We have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the Site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Mr. Robert W. Thornton

Staff Environmental Scientist II



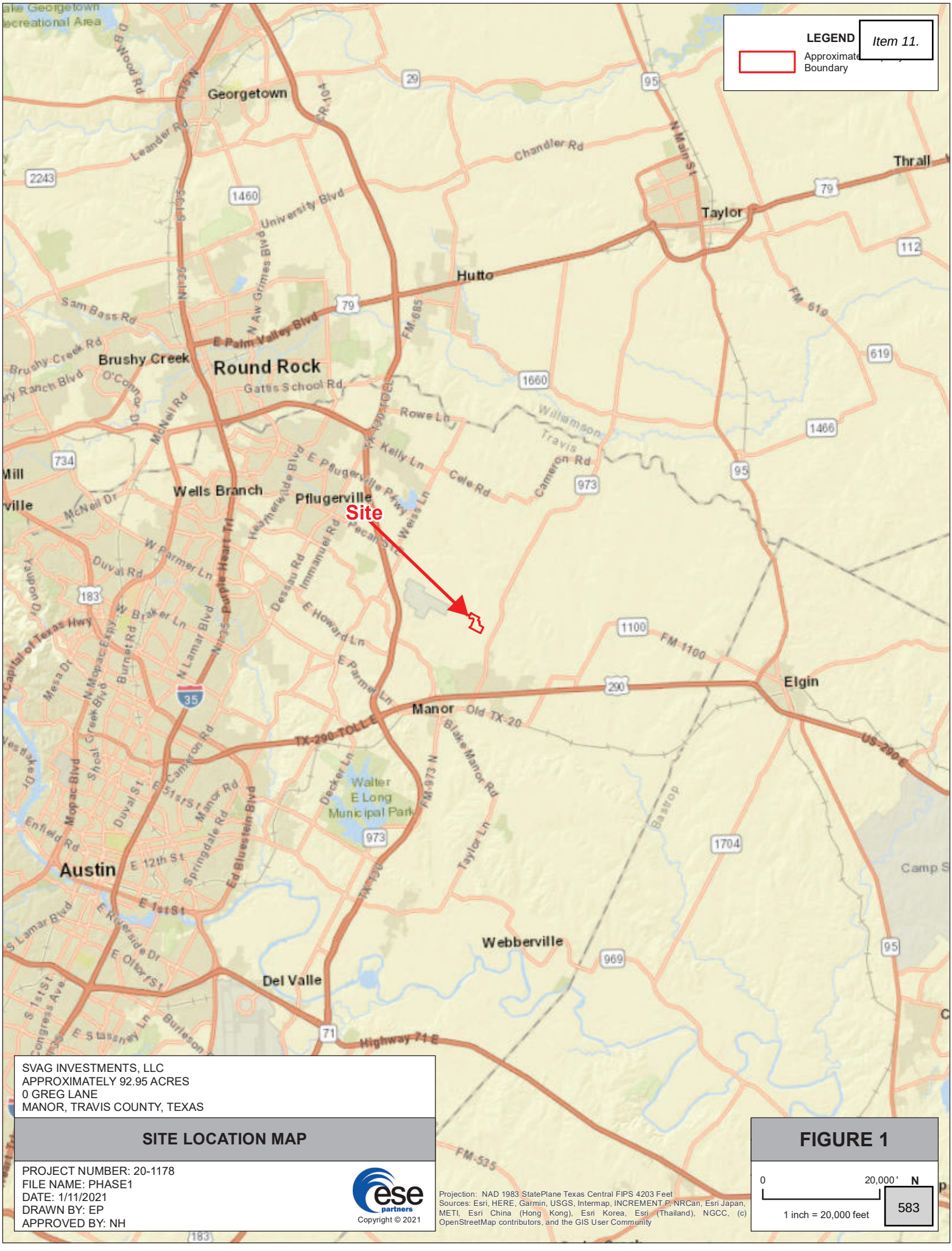
Ms. Kathryn O'Gorman, P.G.

Senior Geologist

11 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Please refer to ***Appendix N*** for resumes of key personnel who have contributed to the completion of this project.

FIGURES



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

SITE LOCATION MAP

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

FIGURE 1

0 20,000' N
1 inch = 20,000 feet

583



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

SITE MAP

PROJECT NUMBER: 20-1178
FILE NAME: FIGURE_2_LANDSCAPE
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Source: Aerial Imagery Provided by Google

FIGURE 2

0 500' N
1 inch = 500 feet

TABLES

TABLE 1
SUMMARY OF
HISTORICAL AERIAL PHOTOGRAPH OBSERVATIONS
PHASE I ESA
0 GREGG LANE

Plate Number	Date	Source	Scale (Approx.)	Observations
C-1	1951	USDA	1" = 450'	The western portion of the Site is undeveloped woodland and the eastern portion of the Site is agricultural cropland. Four (4) barns and a single-family residence are visible on the southeastern portion of the Site. Four (4) ponds are visible on-Site. The surrounding area appears to be limited single-family residential/agricultural development, undeveloped woodland, or used for agricultural purposes.
C-2	1967	USGS	1" = 450'	The Site and surrounding area remain relatively unchanged since 1951, with the exception that two (2) additional barn structures are visible in the southeastern portion of the Site and the pond in the southwestern portion of the Site is being reshaped.
C-3	1973	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 1967.
C-4	1981	NHAP	1" = 450'	The Site and surrounding area remain relatively unchanged since 1973.
C-5	1988	TXDOT	1" = 450'	The Site and surrounding area remain relatively unchanged since 1981, with the exception that the single-family residence and two (2) barns in the southeastern portion of the Site have been removed.
C-6	1995	USGS	1" = 450'	The Site and surrounding area remain relatively unchanged since 1988.
C-7	2005	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 1995.
C-8	2008	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2005.
C-9	2012	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2008.
C-10	2016	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2012, with the exception that the northeastern adjacent property appears to be under development with educational facilities.

Abbreviations

NHAP	National High Altitude Photography
TXDOT	Texas Department of Transportation
USDA	United States Department of Agriculture
USGS	United States Geological Survey

APPENDICES

APPENDIX A

APPRAISAL DISTRICT INFORMATION

Travis CAD

Property Search Results > 259074 LUTZ JAMES T & ALEXANDRA CARRILLO for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	259074	Legal Description:	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)
Geographic ID:	0251600212	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	14812 N F M RD 973 TX 78653	Mapsco:	
Neighborhood:	Land Region 312	Map ID:	025160
Neighborhood CD:	_RGN312		

Owner

Name:	LUTZ JAMES T & ALEXANDRA CARRILLO	Owner ID:	233410
Mailing Address:	14812 FM 973 N MANOR , TX 78653-3540	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A

(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		

(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		

(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner:	LUTZ JAMES T & ALEXANDRA CARRILLO
% Ownership:	100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
34	MANOR ISD	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
72	TRAVIS CO ESD NO 12	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** E1 **Living Area:** 2075.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1930	1691.0
1/2	Half Floor	WW - 3+		1930	384.0
011	PORCH OPEN 1ST F	* - 3+		1930	42.0
011	PORCH OPEN 1ST F	* - 3+		1930	91.0
011	PORCH OPEN 1ST F	* - 3+		1930	330.0
011	PORCH OPEN 1ST F	* - 3+		1930	230.0
302	BARN FV	F-V - *		1930	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	3.5050	152677.80	0.00	0.00	N/A	N/A
2	WDLF	Wildlife	37.4000	1629144.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$55,904	$327,439	4,148	88,109	$0	$88,109
2019	$55,904	$327,439	4,059	88,020	$0	$88,020
2018	$58,145	$327,439	4,114	90,316	$0	$90,316
2017	$55,547	$327,439	4,104	87,708	$0	$87,708
2016	$55,547	$327,439	3,912	87,516	$0	$87,516

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/16/2004	SW	SPECIAL WARRANTY DEED	LUTZ JAMES T	LUTZ JAMES T & ALEXANDRA CARRILLO	00000	00000	2004009801TR
2	6/15/1977				LUTZ JAMES T	06944	00780	

Questions Please Call (512) 834-9317

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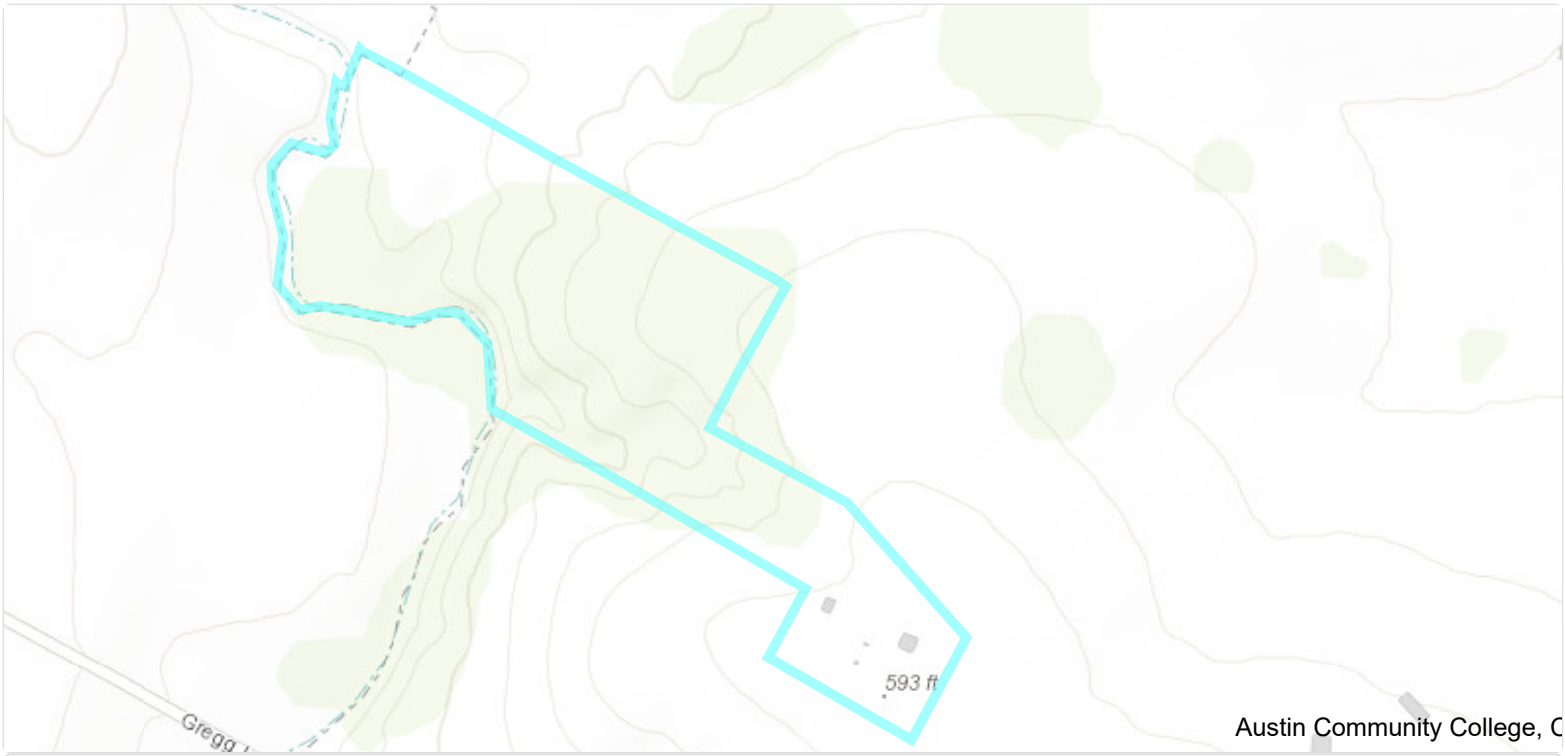
Website version: 1.2.2.30 Database last updated on: 1/7/2021 2:13 AM © N. Harris Computer Corporation

Item 11.

Property Identification #: 259074	Property Information: 2021	Owner Identification #: 233410
Geo ID: 0251600212	Legal Description: ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)	Name: LUTZ JAMES T & ALEXANDRA CARRILLO
Situs Address:	Abstract: A0063	Exemptions: OTHER, HS
Property Type: Real	Neighborhood: Land Region 312	DBA: Null
State Code: E1	Appraised Value: N/A	
	Jurisdictions: 68, 03, 34, 2J, 0A, 72	



Travis CAD Map Search

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Travis CAD

Property Search Results > 259066 CARRILLO ALEXANDRA & for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	259066	Legal Description:	ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)
Geographic ID:	0251600205	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	GREGG LN TX	Mapsco:	
Neighborhood:	Land Region 312	Map ID:	025160
Neighborhood CD:	_RGN312		

Owner

Name:	CARRILLO ALEXANDRA &	Owner ID:	1850406
Mailing Address:	JAMES T LUTZ ETAL 14812 FM 973 N MANOR, TX 78653-3540	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(–) Ag or Timber Use Value Reduction:	–	N/A	

(=) Appraised Value:	=	N/A	
(–) HS Cap:	–	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CARRILLO ALEXANDRA &

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
34	MANOR ISD	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
72	TRAVIS CO ESD NO 12	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: Detail Only **State Code:** E1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
031	GARAGE DET 1ST F	WW - 3-		1910	760.0
302	BARN FV	F-V - *		1910	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	Dry Cropland	27.4000	1193544.00	0.00	0.00	N/A	N/A
2	WDLF	Wildlife	32.8920	1432775.52	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$3,921	$540,170	11,632	15,553	$0	$15,553
2019	$3,922	$540,169	6,321	19,202	$0	$19,202
2018	$3,922	$540,169	6,418	19,299	$0	$19,299
2017	$3,922	$540,169	6,411	19,292	$0	$19,292
2016	$3,922	$540,169	6,086	18,967	$0	$18,967

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/13/2020	PD	PARTITION DEED	CARRILLO FAMILY PARTNERSHIP ETAL	CARRILLO ALEXANDRA &			2020120760
2	12/28/2012	SW	SPECIAL WARRANTY DEED	LUTZ JAMES T ETAL	CARRILLO FAMILY PARTNERSHIP ETAL			2013001967TR
3	9/3/2004	WD	WARRANTY DEED	SUNDBECK MARY ANN	LUTZ JAMES T ETAL			2004172226TR

Questions Please Call (512) 834-9317

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Item 11.

Property Identification #: 259066	Property Information: 2021	Owner Identification #: 1850406
Geo ID: 0251600205	Legal Description: ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)	Name: CARRILLO ALEXANDRA &
Situs Address:	Abstract: A0063	Exemptions:
Property Type: Real	Neighborhood: Land Region 312	DBA: Null
State Code: E1	Appraised Value: N/A	
	Jurisdictions: 2J, 34, 0A, 68, 72, 03	



Travis CAD Map Search

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APPENDIX B

RADIUS MAP REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.2s
January 07, 2021

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	9
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

Latitude (North):	30.3830400 - 30° 22' 58.94''
Longitude (West):	97.5363350 - 97° 32' 10.80''
Universal Tranverse Mercator:	Zone 14
UTM X (Meters):	640632.2
UTM Y (Meters):	3361957.8
Elevation:	585 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5935019 PFLUGERVILLE EAST, TX
Version Date:	2013
South Map:	5935357 MANOR, TX
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20141021
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
14812 N FM 973 RD
MANOR, TX 78653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS Engineering Controls Sites List
US INST CONTROLS Institutional Controls Sites List

Federal ERNS list

ERNS Emergency Response Notification System

State- and tribal - equivalent NPL

SHWS State Superfund Registry

State and tribal landfill and/or solid waste disposal site lists

SWF/LF Permitted Solid Waste Facilities
DEBRIS DEBRIS
CLI Closed Landfill Inventory
WASTE MGMT Commercial Hazardous & Solid Waste Management Facilities

State and tribal leaking storage tank lists

INDIAN LUST Leaking Underground Storage Tanks on Indian Land
LPST Leaking Petroleum Storage Tank Listing

State and tribal registered storage tank lists

FEMA UST Underground Storage Tank Listing
UST Petroleum Storage Tank Database
AST Petroleum Storage Tank Database
INDIAN UST Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL Sites with Controls

State and tribal voluntary cleanup sites

VCP Voluntary Cleanup Program Database
INDIAN VCP Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS Brownfields Site Assessments

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY Recycling Facility Listing
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations

EXECUTIVE SUMMARY

ODI ..... Open Dump Inventory
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
CDL ..... CDL
PRIORITYCLEANERS ..... Dry Cleaner Remediation Program Prioritization List
DEL SHWS ..... Deleted Superfund Registry Sites
US CDL ..... National Clandestine Laboratory Register
CENTRAL REGISTRY ..... CENTRAL REGISTRY
PFAS ..... PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

HIST UST ..... Historic Tank Records
NON REGIST PST ..... Petroleum Storage Tank Non Registered

Local Land Records

HIST LIENS ..... Environmental Liens Listing
LIENS ..... Environmental Liens Listing
LIENS 2 ..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
SPILLS ..... Spills Database
SPILLS 90 ..... SPILLS 90 data from FirstSearch
SPILLS 80 ..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ..... RCRA - Non Generators / No Longer Regulated
FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database

EXECUTIVE SUMMARY

RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Current Emission Inventory Data
APAR	Affected Property Assessment Report Site Listing
ASBESTOS	ASBESTOS
COAL ASH	Coal Ash Disposal Sites
DRYCLEANERS	Drycleaner Registration Database Listing
ED AQUIF	Edwards Aquifer Permits
ENF	Notice of Violations Listing
Financial Assurance	Financial Assurance Information Listing
GCC	Groundwater Contamination Cases
IOP	Innocent Owner/Operator Program
LEAD	LEAD
Ind. Haz Waste	Industrial & Hazardous Waste Database
MSD	Municipal Settings Designations Database
NPDES	NPDES Facility List
RWS	Radioactive Waste Sites
TIER 2	Tier 2 Chemical Inventory Reports
UIC	Underground Injection Wells Database Listing
IHW CORR ACTION	IHW CORR ACTION
PST STAGE 2	PST Stage 2
COMP HIST	Compliance History Listing
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF	Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

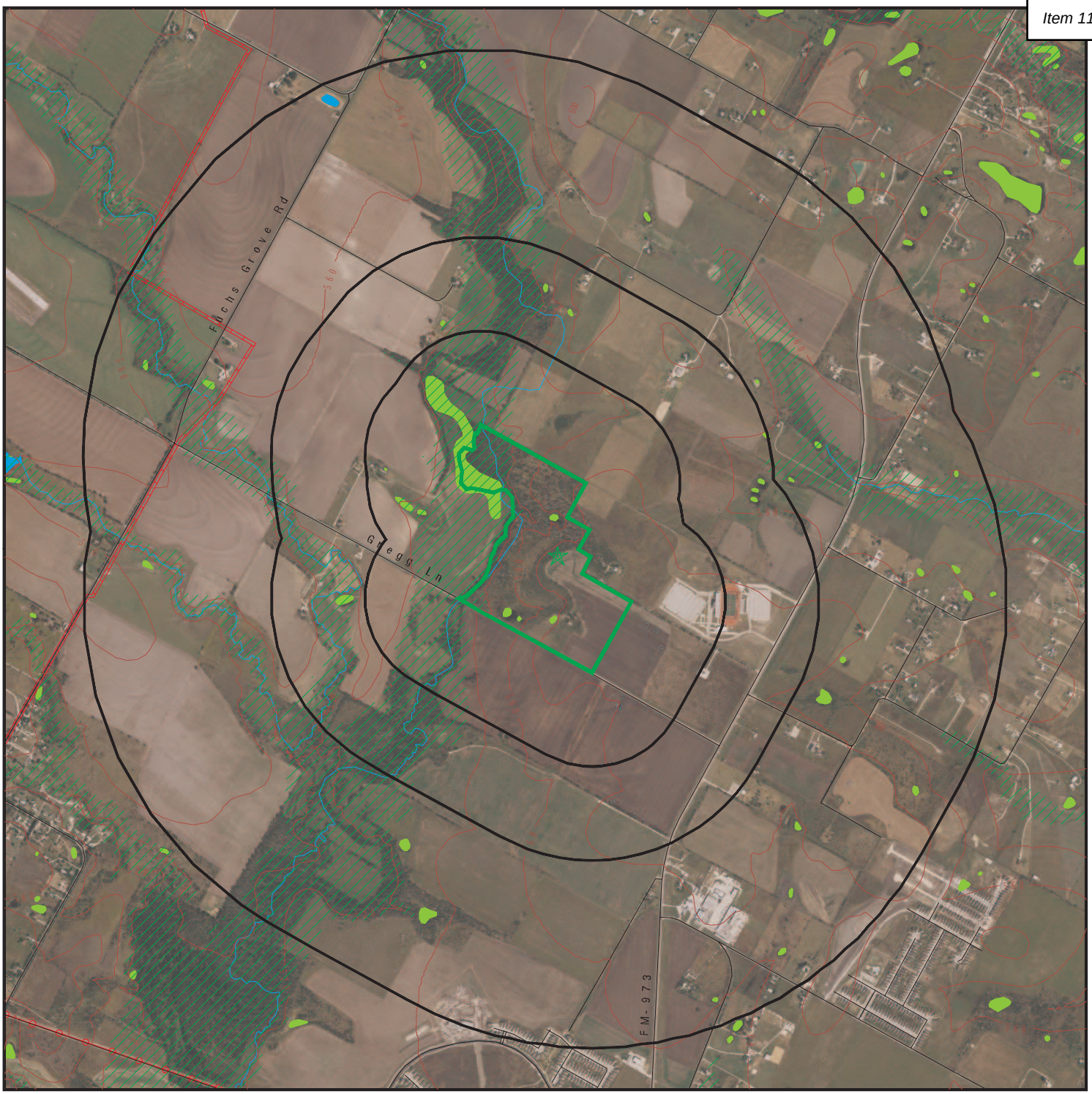
Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6323565.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:34 am

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DETAIL MAP - 6323565.2S



0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:35 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
DEBRIS	0.500		0	0	0	NR	NR	0
CLI	0.500		0	0	0	NR	NR	0
WASTE MGMT	0.001		0	NR	NR	NR	NR	0
State and tribal leaking storage tank lists								
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LPST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
CENTRAL REGISTRY	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
HIST UST	0.250		0	0	NR	NR	NR	0
NON REGIST PST	0.250		0	0	NR	NR	NR	0
Local Land Records								
HIST LIENS	0.001		0	NR	NR	NR	NR	0
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
APAR	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ED AQUIF	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
GCC	0.001		0	NR	NR	NR	NR	0
IOP	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
Ind. Haz Waste	0.250		0	0	NR	NR	NR	0
MSD	0.500		0	0	0	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
RWS	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
IHW CORR ACTION	0.250		0	0	NR	NR	NR	0
PST STAGE 2	0.250		0	0	NR	NR	NR	0
COMP HIST	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number

NO SITES FOUND

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/06/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/11/2020
Number of Days to Update: 82

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/15/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 7

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

SHWS: State Superfund Registry

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/17/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5680
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Permitted Solid Waste Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/17/2020
Date Data Arrived at EDR: 07/22/2020
Date Made Active in Reports: 10/12/2020
Number of Days to Update: 82

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6706
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Quarterly

CLI: Closed Landfill Inventory

Closed and abandoned landfills (permitted as well as unauthorized) across the state of Texas. For current information regarding any of the sites included in this database, contact the appropriate Council of Governments agency.

Date of Government Version: 08/30/1999
Date Data Arrived at EDR: 09/28/2000
Date Made Active in Reports: 10/30/2000
Number of Days to Update: 32

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

DEBRIS: DEBRIS

A listing of temporary debris management sites and MSW landfills for debris resulting from Hurricane Harvey.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 65

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6840
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

H-GAC CLI: Houston-Galveston Closed Landfill Inventory
Closed Landfill Inventory for the Houston-Galveston Area Council Region. In 1993, the Texas Legislature passed House Bill (HB) 2537, which required Councils of Governments (COGs) to develop an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

Date of Government Version: 03/30/2020
Date Data Arrived at EDR: 04/01/2020
Date Made Active in Reports: 06/18/2020
Number of Days to Update: 78
Source: Houston-Galveston Area Council
Telephone: 832-681-2518
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

WASTE MGMT: Commercial Hazardous & Solid Waste Management Facilities
This list contains commercial recycling facilities and facilities permitted or authorized (interim status) by the Texas Natural Resource Conservation Commission.

Date of Government Version: 10/16/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 03/18/2020
Number of Days to Update: 68
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2920
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal leaking storage tank lists

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

LPST: Leaking Petroleum Storage Tank Database
An inventory of reported leaking petroleum storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 10/02/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 81
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2200
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 09/03/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 83
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

UST: Petroleum Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

AST: Petroleum Storage Tank Database
Registered Aboveground Storage Tanks.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Sites with Controls

Activity and use limitations include both engineering controls and institutional controls.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP TCEQ: Voluntary Cleanup Program Database
The Texas Voluntary Cleanup Program was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

VCP RRC: Voluntary Cleanup Program Sites
The Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 01/02/2020
Date Made Active in Reports: 03/04/2020
Number of Days to Update: 62
Source: Railroad Commission of Texas
Telephone: 512-463-6969
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site Assessments
Brownfield site assessments that are being cleaned under EPA grant monies.

Date of Government Version: 09/01/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 12/21/2020
Number of Days to Update: 82
Source: TCEQ
Telephone: 512-239-5872
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/14/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 86
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/11/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

CAPCOG LI: Capitol Area Landfill Inventory
Permitted and unpermitted landfills for the CAPCOG region. Serving Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis, and Williamson Counties.

Date of Government Version: 01/06/2017
Date Data Arrived at EDR: 01/10/2017
Date Made Active in Reports: 03/15/2017
Number of Days to Update: 64
Source: Capital Area Council of Governments
Telephone: 512-916-6000
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

NCTCOG LI: North Central Landfill Inventory
North Central Texas Council of Governments landfill database.

Date of Government Version: 09/28/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 83
Source: North Central Texas Council of Governments
Telephone: 817-695-9223
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SWRCY: Recycling Facility Listing
A listing of recycling facilities in the state.

Date of Government Version: 08/13/2020
Date Data Arrived at EDR: 08/19/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 82
Source: TCEQ
Telephone: 512-239-6700
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Site Locations Listing
A listing of former clandestine drug site locations

Date of Government Version: 08/07/2017
Date Data Arrived at EDR: 08/15/2017
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 269

Source: Department of Public Safety
Telephone: 512-424-2144
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

PRIORITY CLEANERS: Dry Cleaner Remediation Program Prioritization List
A listing of dry cleaner related contaminated sites.

Date of Government Version: 03/03/2020
Date Data Arrived at EDR: 06/03/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 76

Source: Texas Commisision on Environmenatl Quality
Telephone: 512-239-5658
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 09/14/2108
Data Release Frequency: Varies

DEL SHWS: Deleted Superfund Registry Sites
Sites have been deleted from the state Superfund registry in accordance with the Act, ?361.189

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/17/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0666
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

CENTRAL REGISTRY: The Central Registry

The Central Registry, a common record area of the TCEQ, maintains information about TCEQ customers and regulated activities, such as company names, addresses, and telephone numbers. This information is commonly referred to as a??core data.a?? The Central Registry provides the regulated community with a central access point within the agency to check core data and make changes when necessary.

Date of Government Version: 03/25/2020
Date Data Arrived at EDR: 04/07/2020
Date Made Active in Reports: 07/01/2020
Number of Days to Update: 85

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5175
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 08/27/2020
Date Data Arrived at EDR: 09/04/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 82

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2341
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

NON REGIST PST: Petroleum Storage Tank Non Registered

A listing of non-registered petroleum storage tank site locations.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2081
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

Local Land Records

HIST LIENS: Environmental Liens Listing

This listing contains information fields that are no longer tracked in the LIENS database.

Date of Government Version: 03/23/2007
Date Data Arrived at EDR: 03/23/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 40

Source: Texas Commission on Environmental Qualilty
Telephone: 512-239-2209
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

LIENS: Environmental Liens Listing

The listing covers TCEQ liens placed against either State Superfund sites or Federal Superfund sites to recover cost incurred by TCEQ.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2209
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/20/2020
Date Data Arrived at EDR: 09/22/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 83

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

SPILLS: Spills Database
Spills reported to the Emergency Response Division.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 07/24/2020
Date Made Active in Reports: 07/30/2020
Number of Days to Update: 6

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2507
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/23/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 05/15/2005
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 69

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/21/2020
Date Data Arrived at EDR: 09/22/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73
Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82
Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/19/2020
Date Data Arrived at EDR: 10/19/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 77
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20
Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 59
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/12/2020
Next Scheduled EDR Contact: 01/31/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/06/2021
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/27/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 10/08/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 88
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/20/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/04/2020
Date Data Arrived at EDR: 08/25/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 09/10/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 11/24/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines
An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/16/2020
Date Data Arrived at EDR: 09/17/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 84
Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/10/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 09/04/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66
Source: EPA
Telephone: (214) 665-2200
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 10/03/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 65
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

AIRS: Current Emission Inventory Data

The database lists by company, along with their actual emissions, the TNRCC air accounts that emit EPA criteria pollutants.

Date of Government Version: 06/16/2020
Date Data Arrived at EDR: 06/24/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 72
Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Semi-Annually

APAR: Affected Property Assessment Report Site Listing
Listing of Sites That Have Received an APAR (Affected Property Assessment Report)

Date of Government Version: 10/08/2020
Date Data Arrived at EDR: 10/15/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 82
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing
A listing of asbestos notification site locations.

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81
Source: Department of State Health Services
Telephone: 512-834-6787
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites
A listing of facilities that use surface impoundments or landfills to dispose of coal ash.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 07/31/2020
Date Made Active in Reports: 10/16/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6624
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Registration Database Listing
A listing of drycleaning facilities.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/11/2020
Number of Days to Update: 76
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ED AQUIF: Edwards Aquifer Permits
A listing of permits in the Edwards Aquifer Protection Program database. The information provided is for the counties located in the Austin Region (Hays, Travis, and Williamson counties).

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 83
Source: Texas Commission on Environmental Quality, Austin Region
Telephone: 512-339-2929
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

ENFORCEMENT: Notice of Violations Listing
A listing of permit violations.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 61
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6012
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

Financial Assurance 1: Financial Assurance Information Listing
Financial assurance information.

Date of Government Version: 09/18/2020
Date Data Arrived at EDR: 10/02/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6239
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
Financial Assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0986
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

GCC: Groundwater Contamination Cases
Texas Water Code, Section 26.406 requires the annual report to describe the current status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report is required to contain a description of each case of groundwater contamination documented during the previous calendar year. Also to be included, is a description of each case of contamination documented during previous periods for which voluntary clean up action was incomplete at the time the preceding report was issued. The report is also required to indicate the status of enforcement action for each listed case.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 09/06/2019
Date Made Active in Reports: 11/15/2019
Number of Days to Update: 70

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5690
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Annually

IOP: Innocent Owner/Operator Program
Contains information on all sites that are in the IOP. An IOP is an innocent owner or operator whose property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5894
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

LEAD: Lead Inspection Listing
Lead inspection sites

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81

Source: Department of State Health Services
Telephone: 512-834-6600
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

Ind. Haz Waste: Industrial & Hazardous Waste Database
Summary reports reported by waste handlers, generators and shippers in Texas.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/16/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 53

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0985
Last EDR Contact: 10/16/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

MSD: Municipal Settings Designations Database

An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not use as potable water, and is prohibited from future use as potatable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 07/28/2020
Date Made Active in Reports: 10/12/2020
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-4982
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

NPDES: NPDES Facility List

Permitted wastewater outfalls.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/11/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 83

Source: Texas Commission on Environmental Quality
Telephone: 512-239-4591
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

RWS: Radioactive Waste Sites

Sites in the State of Texas that have been designated as Radioactive Waste sites.

Date of Government Version: 07/24/2006
Date Data Arrived at EDR: 12/14/2006
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 40

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0859
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Semi-Annually

TIER 2: Tier 2 Chemical Inventory Reports

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 06/07/2013
Date Made Active in Reports: 07/22/2013
Number of Days to Update: 45

Source: Department of State Health Services
Telephone: 512-834-6603
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

UIC: Underground Injection Wells Database Listing

Class V injection wells regulated by the TCEQ. Class V wells are used to inject non-hazardous fluids underground. Most Class V wells are used to dispose of wastes into or above underground sources of drinking water and can pose a threat to ground water quality, if not managed properly.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/16/2020
Number of Days to Update: 70

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6627
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

IHW CORR ACTION: IHW CORR ACTION

Industrial hazardous waste facilities with corrective actions.

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 55

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

PST STAGE 2: PST Stage 2

State II Vapor Recovery. Decommissioning of Stage II Rule - Gasoline dispensing facilities (GDFs) may begin the process of removing Stage II equipment on May 16, 2014 providing that all other requirements for decommissioning have been met, including appropriate notification.

Date of Government Version: 07/17/2019
Date Data Arrived at EDR: 07/18/2019
Date Made Active in Reports: 09/24/2019
Number of Days to Update: 68

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

COMP HIST: Compliance History Listing

A listing of compliance histories of regulated entities

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 11/25/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 71

Source: Txas Commission on Environmental Quality
Telephone: 512-239-3282
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Texas Commission of Environmental Quality in Texas formerly known as Texas Natural Resources Conservation Commission which changed in 2002.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/26/2013
Number of Days to Update: 178

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Texas Commission of Environmental Quality in Texas formerly known as Texas Natural Resources Conservation Commission which changed in 2002.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

TRAVIS COUNTY:

HIST UST AUSTIN: Historic Tank Records

A listing of historic records from the City of Austin.

Date of Government Version: 06/25/2012
Date Data Arrived at EDR: 06/29/2012
Date Made Active in Reports: 08/23/2012
Number of Days to Update: 55

Source: Department of Planning & Development Review
Telephone: 512-974-2715
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 10/20/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 13

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/09/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List
Source: Department of Protective & Regulatory Services
Telephone: 512-438-3269

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Texas General Land Office
Telephone: 512-463-0745

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1951 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-1

0 450 ' N

1 inch = 450 feet

646



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1967 AERIAL PHOTOGRAPH

PROVIDED BY: USGS

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-2

0 450 ' N

1 inch = 450 feet

647



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1973 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-3

0 450 ' N

1 inch = 450 feet



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1981 AERIAL PHOTOGRAPH

PROVIDED BY: NHAP

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-4

0 450 ' N

1 inch = 450 feet

649



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1988 AERIAL PHOTOGRAPH

PROVIDED BY: TXDOT

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-5

0 450 ' N

1 inch = 450 feet

650



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1995 AERIAL PHOTOGRAPH

PROVIDED BY: USGS

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-6

0 450 ' N

1 inch = 450 feet

651



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2005 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-7

0 450 ' N

1 inch = 450 feet

652



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2008 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-8

0 450 ' N

1 inch = 450 feet

653



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2012 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-9

0 450 ' N

1 inch = 450 feet

654



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2016 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-10

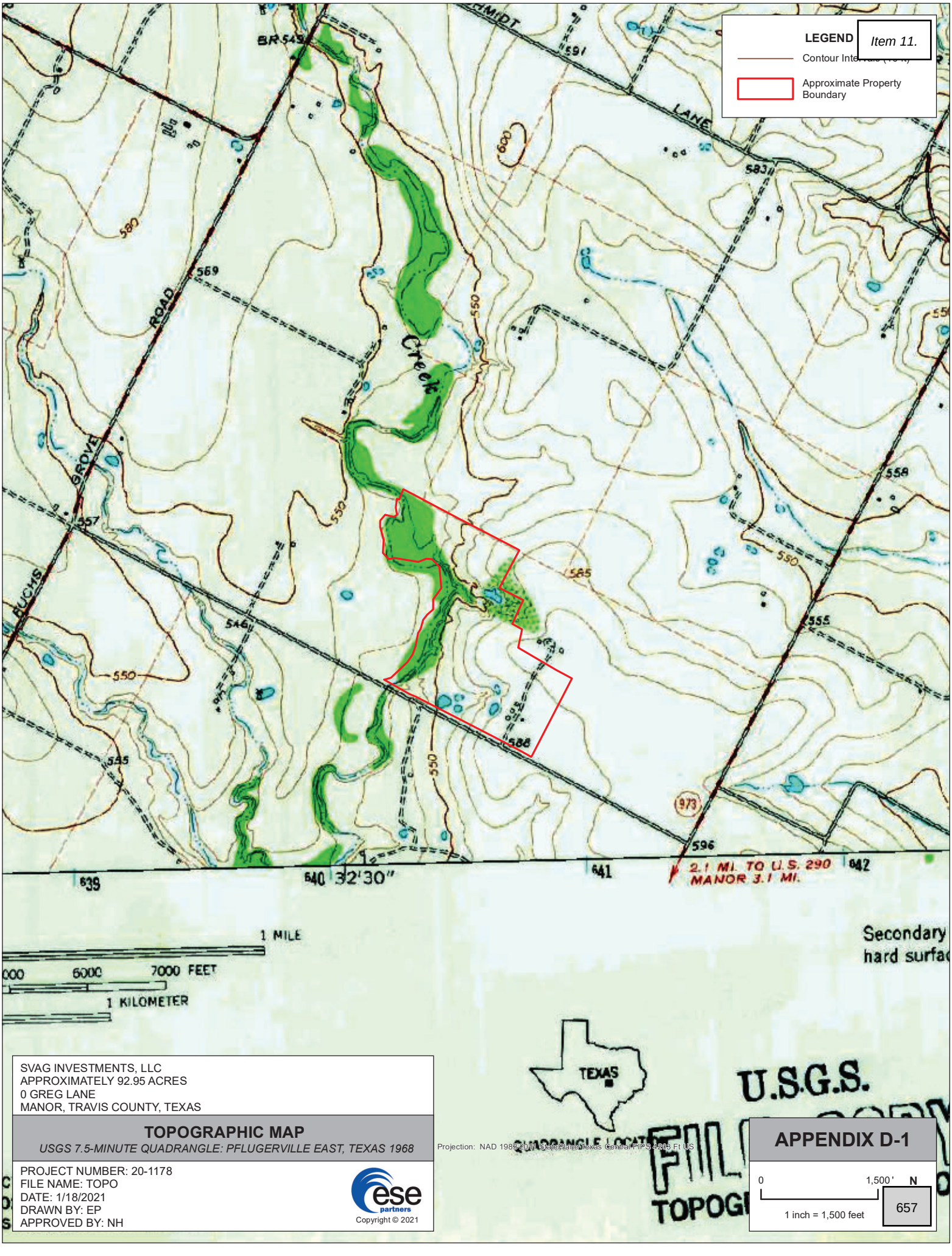
0 450 ' N

1 inch = 450 feet

655

APPENDIX D

HISTORICAL TOPOGRAPHIC MAP



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TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1968

Projection: NAD 1983 (2011) State Plane Texas Central FIPS 4203 Ft US

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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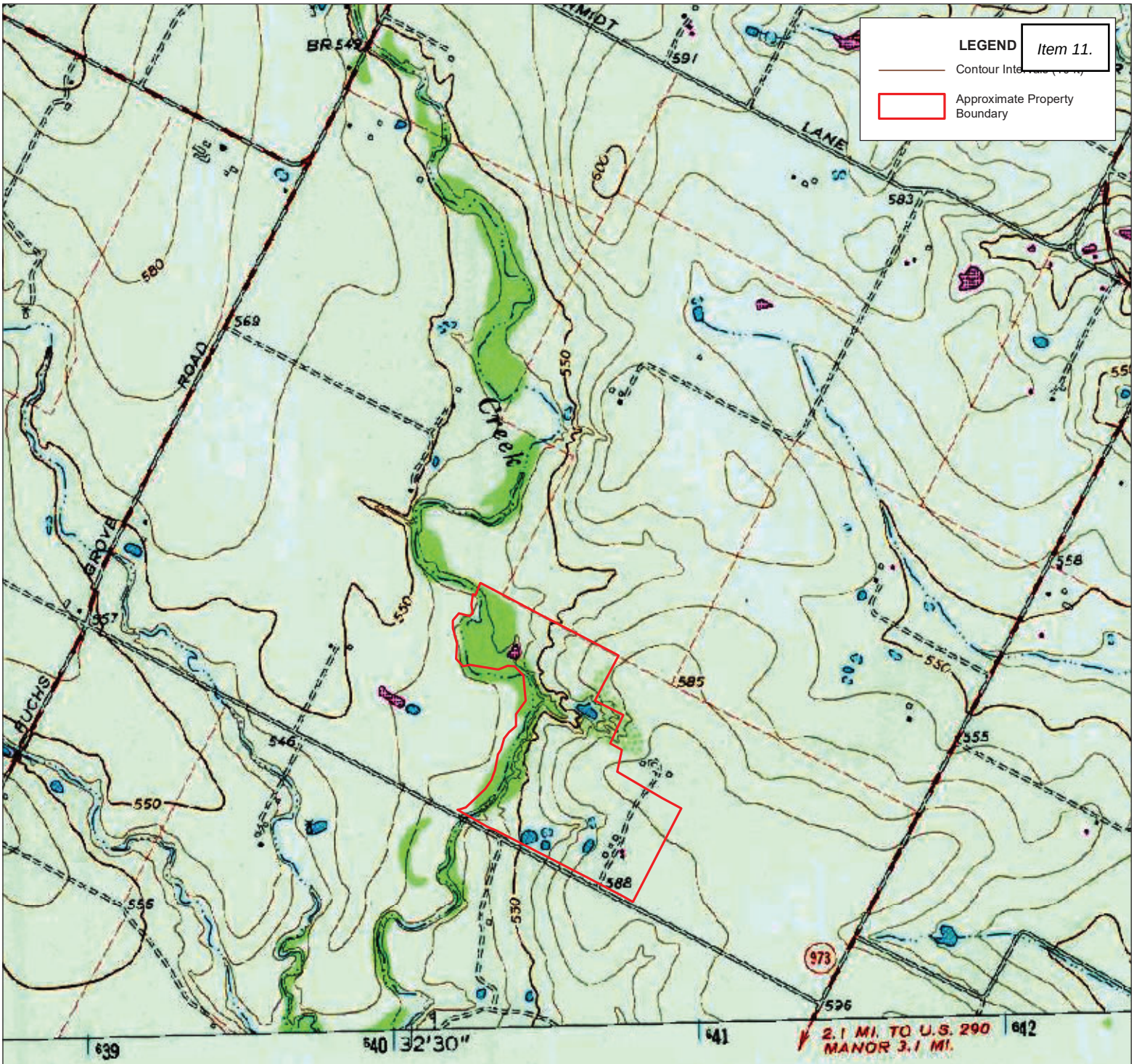
APPENDIX D-1

0 1,500' N

1 inch = 1,500 feet

657





QUADRANGLE LOCATION

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MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1973

Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

ese partners

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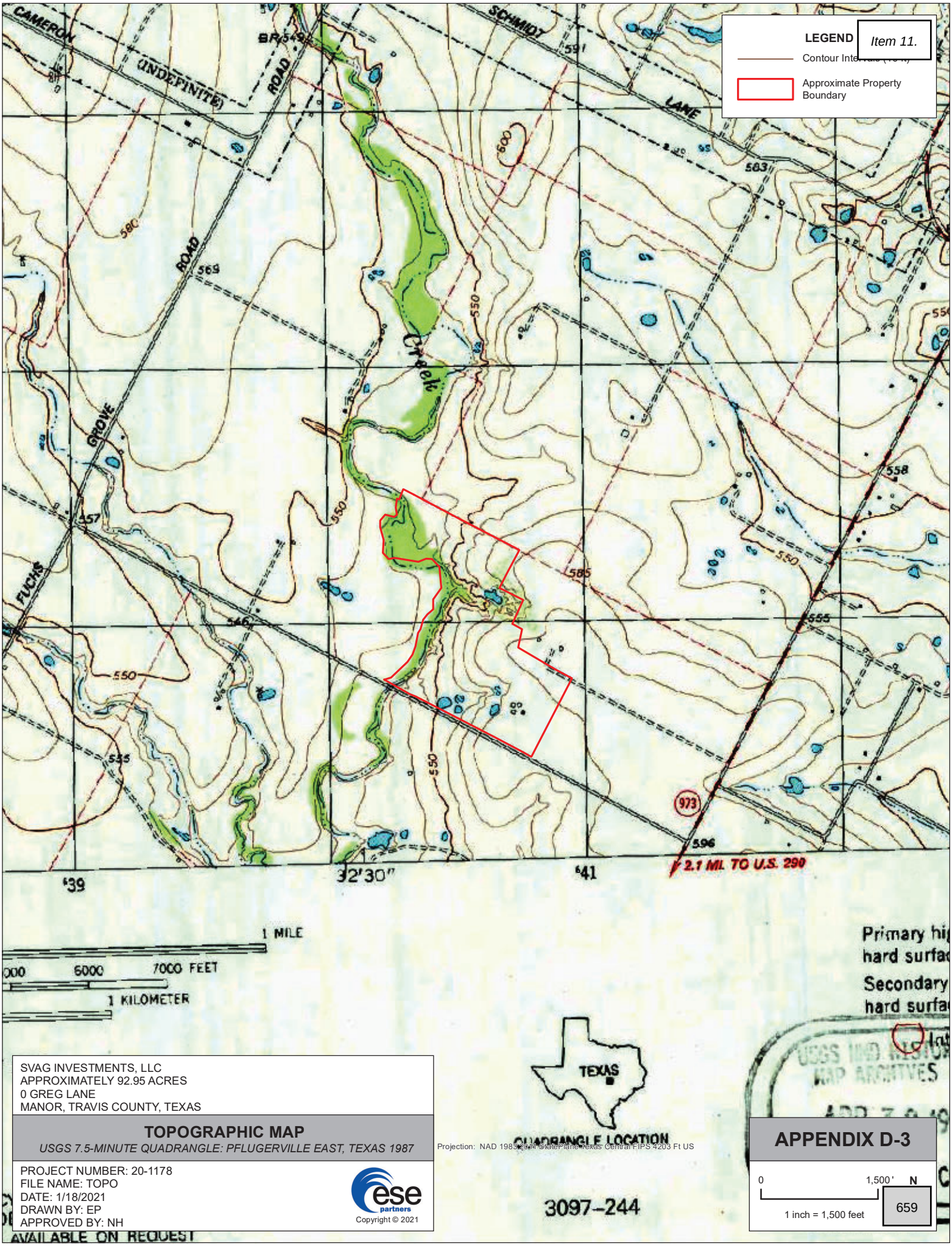
APPENDIX D-2

0 1,500' N

1 inch = 1,500 feet

658



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TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1987

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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QUADRANGLE LOCATION

Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US

3097-244

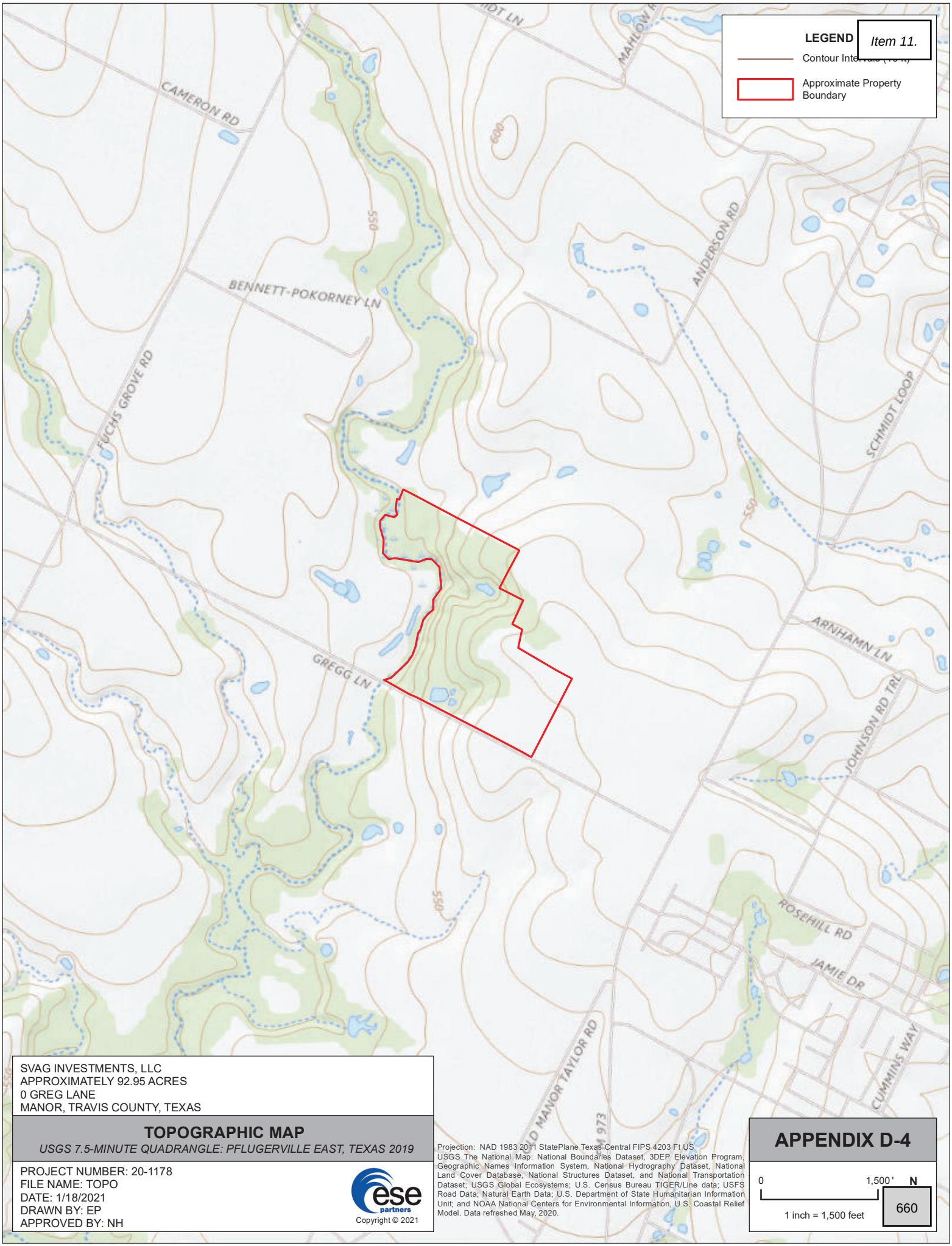
APPENDIX D-3

0 1,500' N

1 inch = 1,500 feet

659

AVAILABLE ON REQUEST



SVAG INVESTMENTS, LLC
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TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 2019

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.

APPENDIX D-4

0 1,500 ' N

1 inch = 1,500 feet

660

APPENDIX E

OWNER-OCCUPANT INQUIRY / USER QUESTIONNAIRE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Dear Owner/Occupant:

ESE Partners, LLC (ESE) is conducting a Phase I Environmental Site Assessment for the property described below. This assessment is being conducted in accordance with ASTM Standard Practice E1527-13, "*Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*". Pursuant to the Standard, we are required to interview the owner and/or occupant as part of our investigation of the current and past uses of the property.

Please complete the following questionnaire and return it to our office as soon as possible. We ask that you answer each question to the best of your actual knowledge. **"Yes" answers should be accompanied by a brief explanation wherever possible.** If you have additional comments or statements that you feel may be relevant to this assessment, a comments section is available on the next-to-last page of the questionnaire. If you have any documentation, reports, or third party information that you would like to provide, please attach any such items to the questionnaire upon return. If you have any questions or need additional guidance in completing this questionnaire, please contact our office at (281) 501-6100. Thank you for your assistance and timely response to this matter.

Sincerely,

ESE Partners, LLC

Disclosure: You are not bound by any laws or regulations to answer the questions associated herein. This questionnaire is intended to assist ESE Partners, LLC in gathering reasonably ascertainable information that relates to the performance of this Phase I Environmental Site Assessment under the ASTM E1527-13 Standard, and does not constitute an admission of liability to, or for, any "recognized environmental conditions" or impairments in connection with the subject property.

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: _____

Subject Property Address: _____

Subject Property Owner: _____

Size of Subject Property (Acres): _____

General Description of the Subject Property: _____
(Developed, Undeveloped, etc.)

Authorized By: _____

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
1. Is the subject property, or any adjoining property, used for an industrial use?	Yes ☐ No ☐ Unk ☐	
2. To the best of your knowledge, has the subject property, or any adjoining property, been used for an industrial purpose?	Yes ☐ No ☐ Unk ☐	
3. Is the subject property, or any adjoining property, used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes ☐ No ☐ Unk ☐	
4. To the best of your knowledge, has the subject property, or any adjoining property, ever been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing, laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes ☐ No ☐ Unk ☐	
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the subject property of facility?	Yes ☐ No ☐ Unk ☐	
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located at the subject property or facility?	Yes ☐ No ☐ Unk ☐	
7. Has fill dirt been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?	Yes ☐ No ☐ Unk ☐	
8. Are there currently, or to the best of your knowledge has there been previously, any stained soil on the subject property?	Yes ☐ No ☐ Unk ☐	
9. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the subject property in connection with waste treatment or disposal?	Yes ☐ No ☐ Unk ☐	
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?	Yes ☐ No ☐ Unk ☐	

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill ports, or access ways indicating a fill port protruding from the ground on the subject property or adjacent to any structure located on the subject property?	Yes ☐ No ☐ Unk ☐	
12. Are there currently, or to the best of your knowledge have there been previously, any flooring drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes ☐ No ☐ Unk ☐	
13. If the subject property is served by a private water well or non-public water system, have contaminants been identified in the water well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes ☐ No ☐ Unk ☐	
14. Does the owner or occupant of the subject property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental regulations with respect to the subject property or any facility located on the subject property?	Yes ☐ No ☐ Unk ☐	
15. Has the owner or occupant of the subject property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the subject property or any facility located on the subject property?	Yes ☐ No ☐ Unk ☐	
16. Does the owner or occupant of the subject property have any knowledge of any environmental site assessment of the subject property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the subject property or recommended further assessment of the subject property?	Yes ☐ No ☐ Unk ☐	
17. Does the owner or occupant of the subject property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the subject property by any owner or occupant of the subject property?	Yes ☐ No ☐ Unk ☐	

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
18. Are there any wastewater discharges associated with the subject property other than stormwater or sanitary sewer?	Yes ☐ No ☐ Unk ☐	
19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials ever been **"dumped above grade, buried and/or burned on the subject property"**?	Yes ☐ No ☐ Unk ☐	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes ☐ No ☐ Unk ☐	
21. To the best of your knowledge, has the subject property ever been utilized for the exploration and/or development of energy resources or the mining of natural resources?	Yes ☐ No ☐ Unk ☐	
ADDITIONAL INFORMATION OR COMMENTS		

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

This Owner/Occupant Inquiry was completed by:

Name: _____

Title: _____

Firm: _____

Address _____

Telephone: _____ Facsimile: _____ E-mail: _____

Date: _____

If the preparer is different than the Owner or Occupant, please complete the following:

Name of preparer: _____

Preparer's Address: _____

Preparer's Telephone Number: _____

Preparer's Relationship to the Subject Property: _____

Preparer's Relationship to the Owner/Occupant: _____

Copies of the completed Owner/Occupant Inquiry have been filed at:

Copies of the completed Owner/Occupant Inquiry have been mailed or delivered to:

Preparer represents that to the best of the Preparer's knowledge the above statements and facts are true and correct and to the best of the Preparer's actual knowledge, no material facts have been suppressed or misstated.

Name	Signature	Date
Name	Signature	Date

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

The information requested by ESE in the following sections will be utilized by ESE for the following purposes:

- Ensure that the property is properly referenced in the Phase I Environmental Assessment Report;
- Ensure that ESE understands the reason for performing the Phase I ESA (property acquisition, divestiture, re-finance, etc.);
- Ensure that ESE is aware of the proper parties to contact for the Owner/Occupant Inquiry as required by ASTM Standard E1527-13; and
- Ensure that the User has been provided the opportunity to provide ESE with the information required by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (*"Brownfields Amendments"*) to qualify for one of the Landowner Liability Protections (LLPs).

GENERAL USER INFORMATION

Person Authorizing the Phase I ESA (User): John Kaschak

Title and Company: SVAG Investments, LLC

Address: 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Telephone: 214-683-5995 Facsimile: _____ E-mail: john@svag.capital

Reason for Performing the Phase I ESA: Acquisition

Borrower's Contact Information if SBA compliant: _____

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: Gregg Lane - Manor

Subject Property Address: 0 Gregg Lane, Manor, Texas 78653

Size of Subject Property (Acres): +/- 90 General Description of the Subject Property (Developed, Undeveloped, etc.): Undeveloped

Is access to the subject property limited or restricted? If so, what is the process for ESE to follow to gain access to the subject property for the required site reconnaissance?

Yes

SUBJECT PROPERTY OWNER INFORMATION

Current Owner: See Email

Current Owner Contact Address: _____

Telephone: _____ Facsimile: _____ E-mail: _____

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

ASTM E1527-13 SMALL BUSINESS AND BROWNFIELDS REVITALIZATION ACT OF 2001 LANDOWNER LIABILITY PROTECTIONS USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs)[1] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001(the "Brownfields Amendments")[2], the user must provide the following information (if available) to the environmental professional .Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

unknown

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

unknown

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

unknown

[1] *Landowner Liability Protections*, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("*Common Elements*" Guide) issued on March 6, 2003.

[2] P.L. 107-118

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes / unknown

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as *user*,
(a.) Do you know the past uses of or entities which formerly occupied the *property*?

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

unknown

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
(a.) As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

(b.) Have any previous environmental investigations taken place at the *property* (ie. Transaction Screen, Phase I ESA, Phase II ESA, Vapor Encroachment Screen, soil and/or groundwater sampling and analysis)?

unknown

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

This General Site Information and ASTM E1527-13 User Questionnaire were completed by:

Name: John Kaschak

Title: Director of Acquisitions

Firm: SVAG Investments, LLC

Address 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Telephone: 214-683-5995 Facsimile: _____ E-mail: john@svag.capital

Date: 01/07/2021

If the preparer is different than the User, please complete the following:

Name of User: _____

User's Address: _____

User's Telephone Number: _____

Preparer's Relationship to the Subject Property: _____

Preparer's Relationship to the User: _____

Preparer represents that to the best of the Preparer's knowledge the above statements and facts are true and correct and to the best of the Preparer's actual knowledge, no material facts have been suppressed or misstated.

Name	Signature	Date
JOHN KASCHAK		01/07/2021

APPENDIX F

SITE RECONNAISSANCE PHOTOGRAPHS

Photo No.:	Date:
1	1/11/2021

Description:
View of undeveloped woodland and pond in the northwestern portion of the Site.

Photo Direction:
Southwest



Photo No.:	Date:
2	1/11/2021

Description:
View of agricultural land in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
3	1/11/2021

Description:
View of agricultural barns in the southeastern portion of the Site.

Photo Direction:
North-northeast



Photo No.:	Date:
4	1/11/2021

Description:
View of material and chemical container storage within barn in the southeastern portion of the Site.

Photo Direction:
Southwest



Photo No.:	Date:
5	1/11/2021

Description:
View of empty 500-gallon AST in the proximity of the barns in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
6	1/11/2021

Description:
View of top of septic tank in the vicinity of the former single-family residence in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
7	1/11/2021

Description:
View of agricultural pastureland adjacent northeast of the Site.

Photo Direction:
Northeast



Photo No.:	Date:
8	1/11/2021

Description:
View of agricultural cropland in the southeastern portion of the Site, followed by agricultural land adjacent to the southeast.

Photo Direction:
Southeast



Photo No.:	Date:
9	1/11/2021

Description:
View of pond and undeveloped woodland in the southwestern portion of the Site.

Photo Direction:
North



Photo No.:	Date:
10	1/11/2021

Description:
View of Wilbarger Creek, followed by agricultural pastureland adjacent northwest of the Site.

Photo Direction:
Northwest

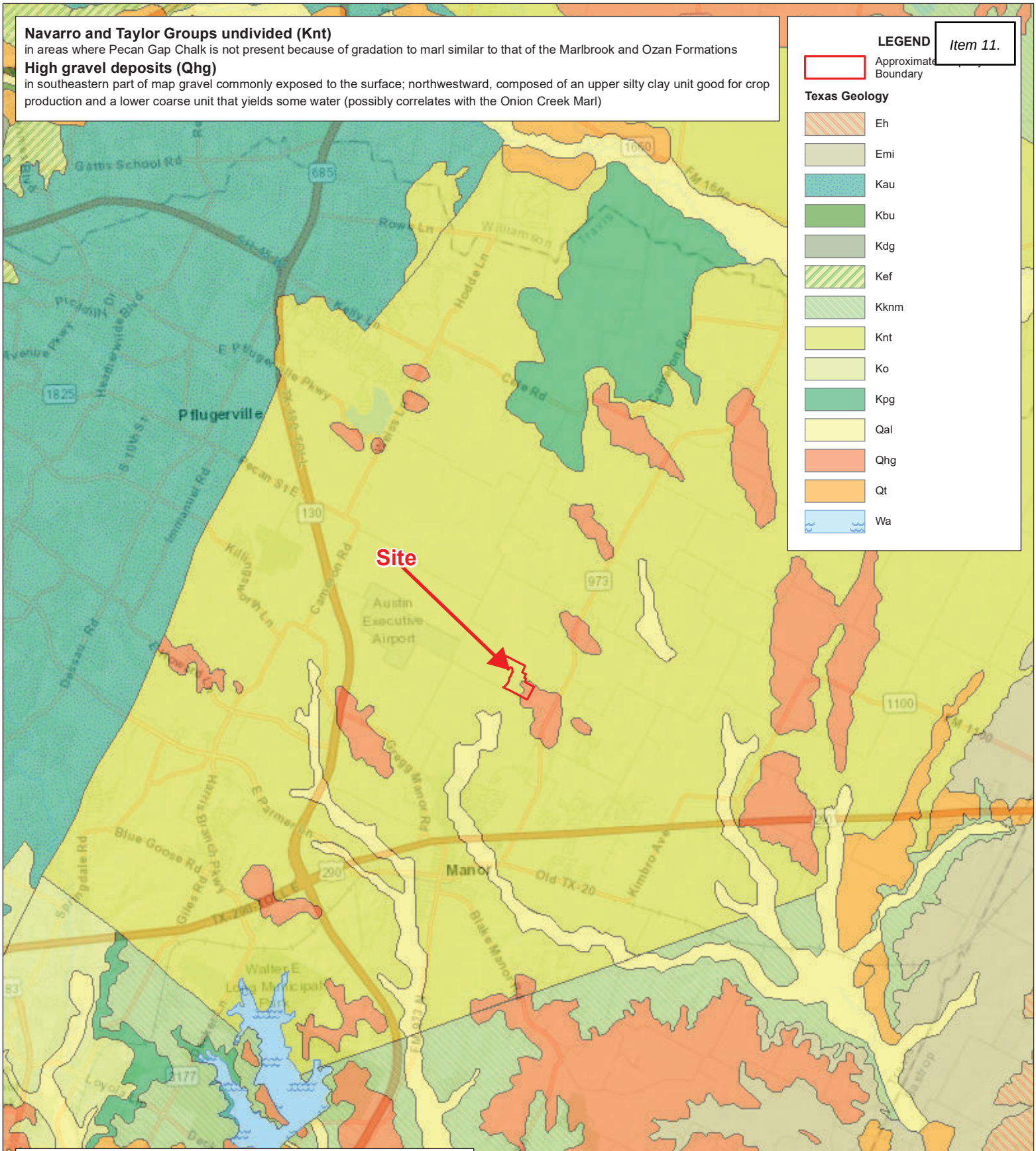


APPENDIX G

REGIONAL GEOLOGIC MAP

Navarro and Taylor Groups undivided (Knt)
in areas where Pecan Gap Chalk is not present because of gradation to marl similar to that of the Marlbrook and Ozan Formations

High gravel deposits (Qhg)
in southeastern part of map gravel commonly exposed to the surface; northwestward, composed of an upper silty clay unit good for crop production and a lower coarse unit that yields some water (possibly correlates with the Onion Creek Marl)



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

GEOLOGIC MAP

PROVIDED BY USGS AND TWSC

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

APPENDIX G

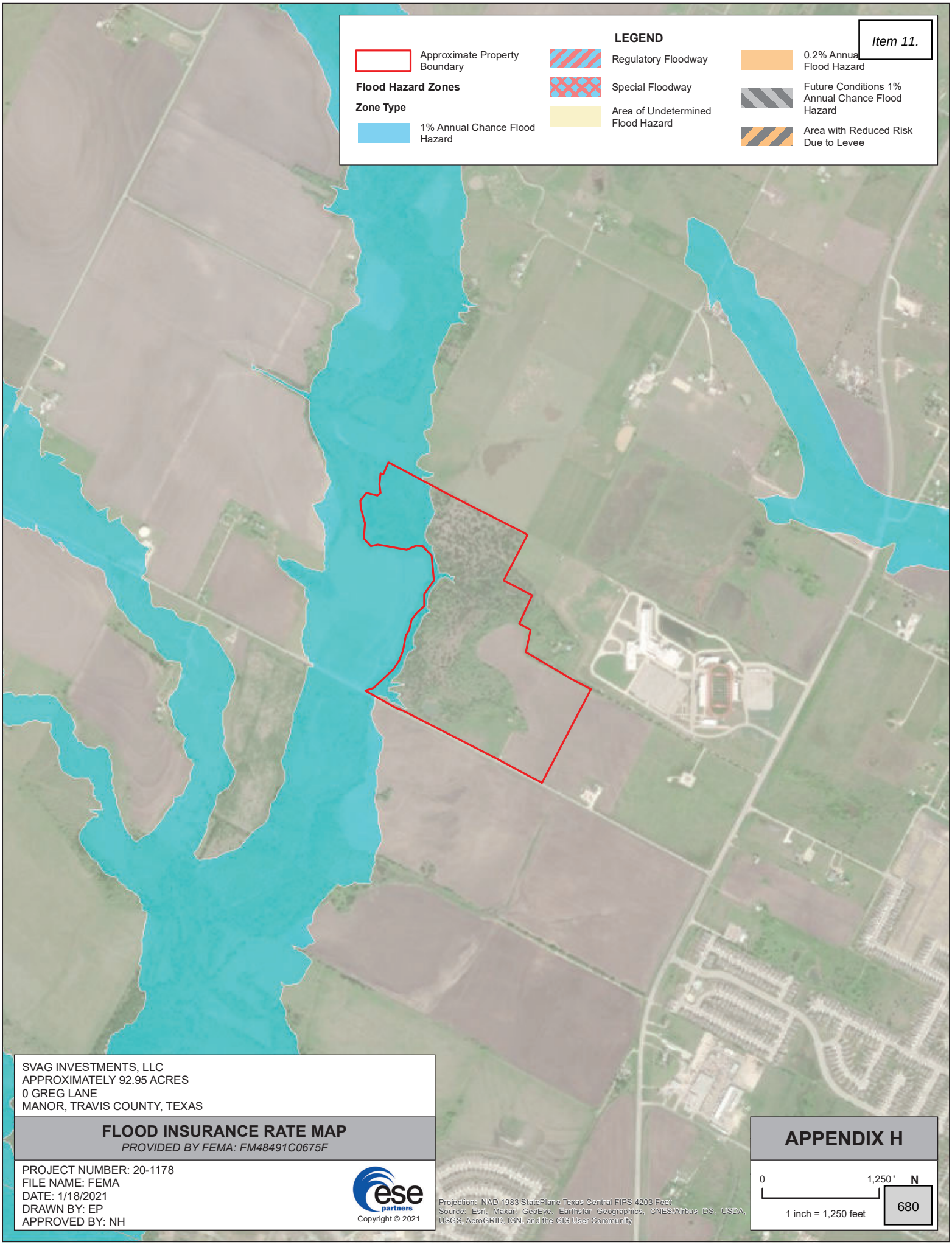
0 10,000' N

1 inch = 10,000 feet

678

APPENDIX H

FLOOD INSURANCE RATE MAP



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

FLOOD INSURANCE RATE MAP

PROVIDED BY FEMA: FM48491C0675F

PROJECT NUMBER: 20-1178
FILE NAME: FEMA
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX H

0 1,250' N

1 inch = 1,250 feet

680

APPENDIX I

SANBORN MAP REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.3
January 07, 2021

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/07/21

Site Name:

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653
EDR Inquiry # 6323565.3

Client Name:

ESE Partners LLC
19416 Park Row Suite 120
Houston, TX 77084
Contact: Rob Thornton

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by ESE Partners LLC were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 9662-4EAD-93B0

PO # NA

Project 20-1178

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 9662-4EAD-93B0

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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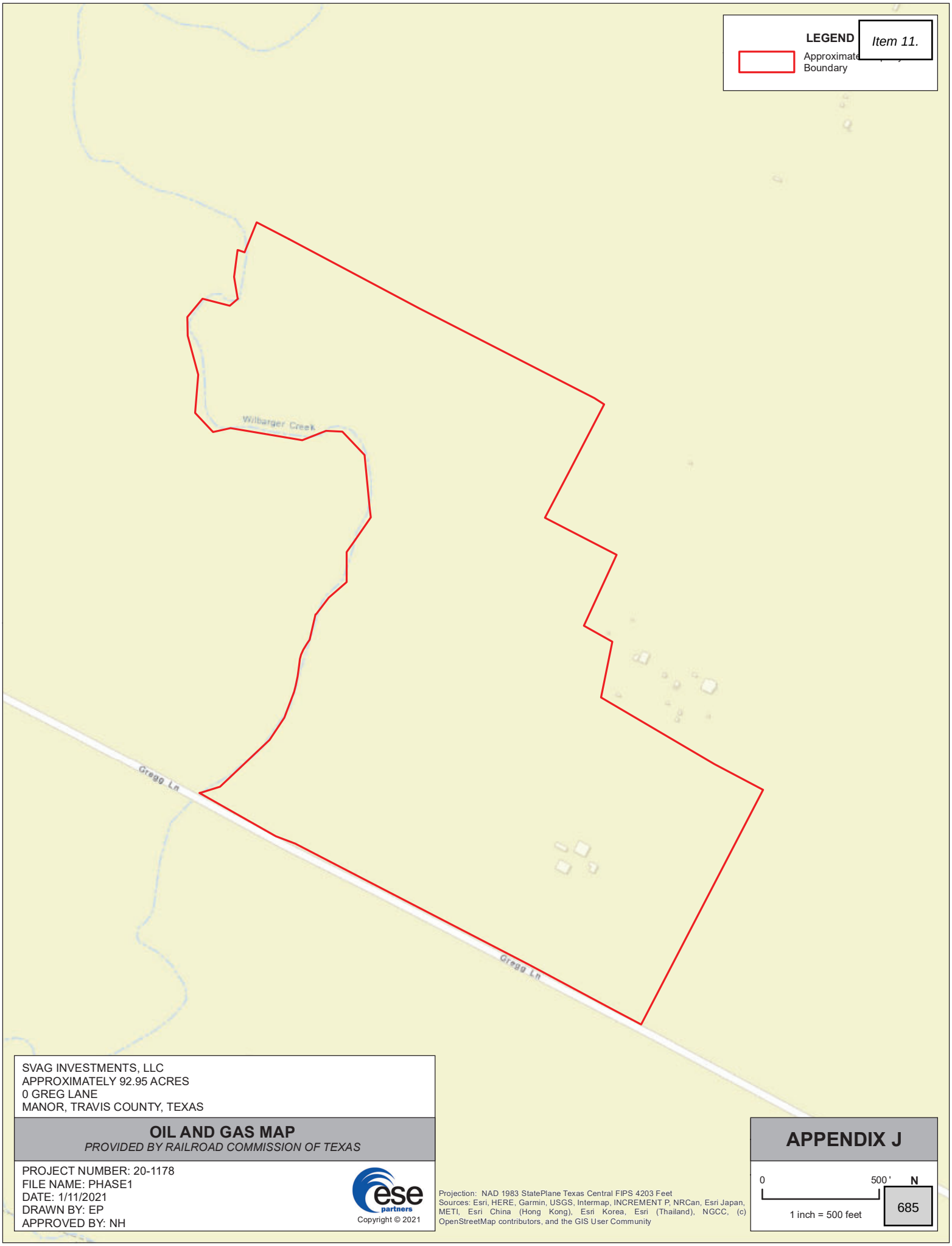
APPENDIX J

RRC GIS MAP



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

OIL AND GAS MAP

PROVIDED BY RAILROAD COMMISSION OF TEXAS

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

APPENDIX J

0 500 ' N

1 inch = 500 feet

685

APPENDIX K

VAPOR ENCROACHMENT SCREEN REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.2s
January 11, 2021

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Map Findings	4
Record Sources and Currency	GR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

This report contains information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANYSUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES.ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this report "AS IS". Any analyses, estimates, ratings, or risk codes provided in this report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can produce information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Federal NPL site list	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal CERCLIS list	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
State- and tribal - equivalent NPL	1.0	0	0	0
State- and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS				
Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	0.25	0	0	0
Local Land Records	0.001	0	0	-
Records of Emergency Release Reports	0.001	0	0	-
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS				
EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

APPROXIMATELY 92.95 ACRES
14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

Latitude (North):	30.38304 - 30° 22′ 58.94211″
Longitude (West):	97.536335 - 97° 32′ 10.819702″
Elevation:	585 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

ADDITIONAL ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

EDR HIGH RISK HISTORICAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

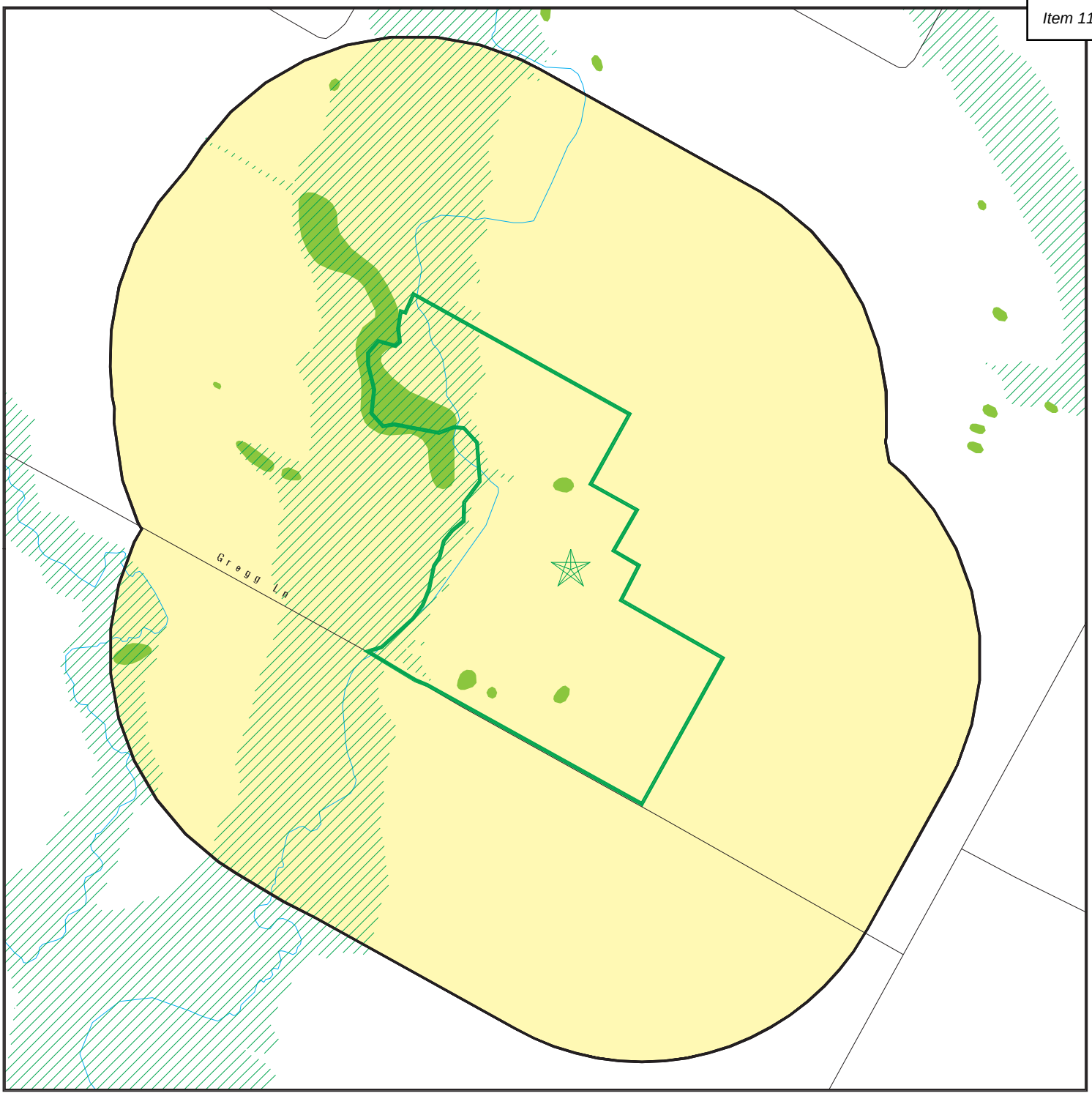
Not Reported

EDR RECOVERED GOVERNMENT ARCHIVES

Name	Address	Dist/Dir	Map ID	Page

Not Reported

PRIMARY MAP - 6323565.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 300 1/3 1/2 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:35 am

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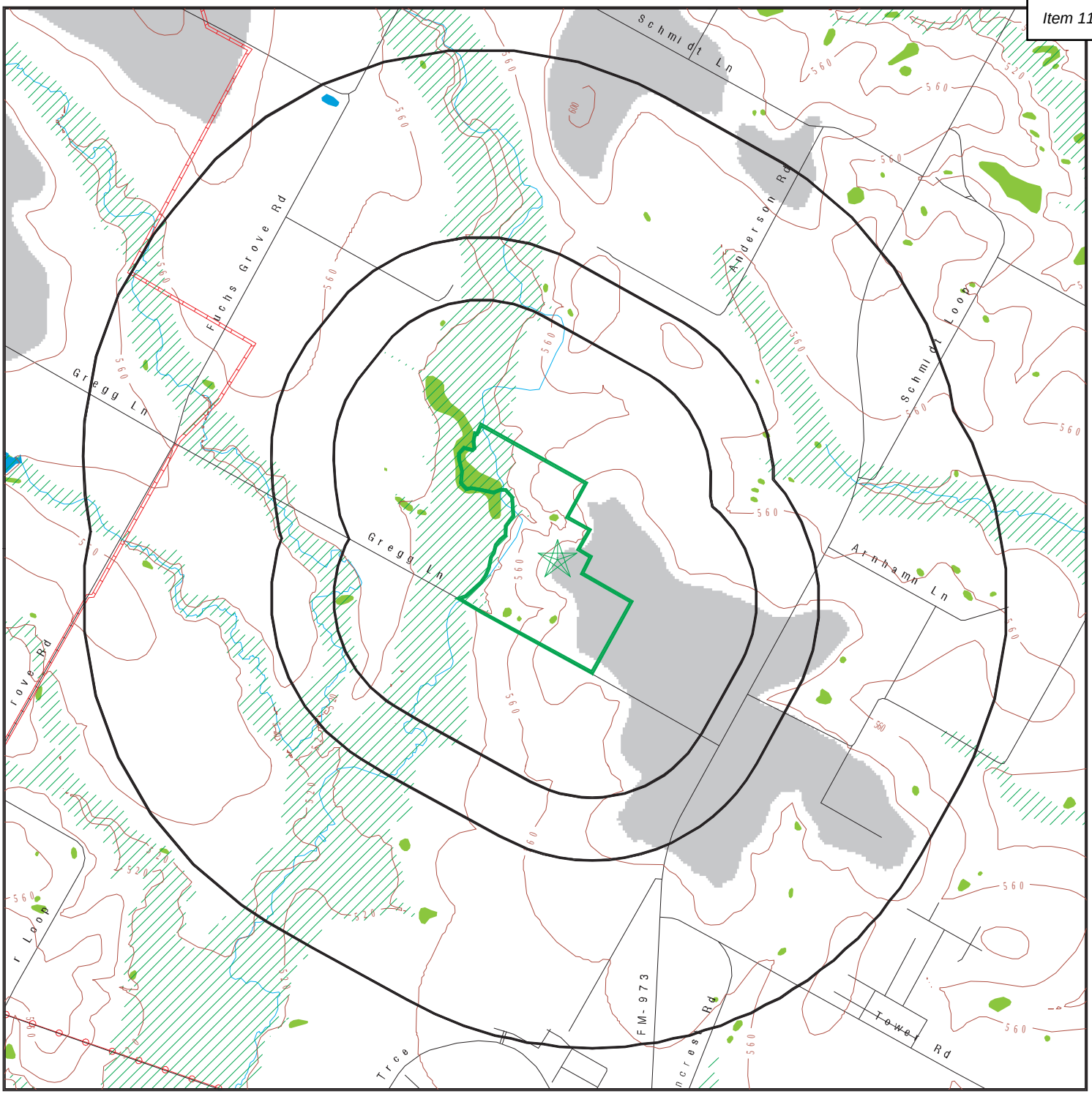
SECONDARY MAP - 6323565.2S



0 1/3 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Approximately 92.95 Acres	CLIENT: ESE Partners LLC
ADDRESS: 14812 N FM 973 RD MANOR TX 78653	CONTACT: Rob Thornton INQUIRY #: 6323565.2s
LAT/LONG: 30.38304 / 97.536335	DATE: January 07, 2021 11:34 am

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MAP FINDINGS

LEGEND

FACILITY NAME **FACILITY ADDRESS, CITY, ST, ZIP**		EDR SITE ID NUMBER
◆ **MAP ID#**	Direction Distance Range (Distance feet / miles) Relative Elevation Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.

Worksheet:

Comments:

Comments may be added on the online Vapor Encroachment Worksheet.

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	10/28/2020	11/05/2020	11/25/2020
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/28/2020	11/05/2020	11/25/2020
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	10/28/2020	11/05/2020	11/25/2020
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	12/14/2020	12/17/2020	12/22/2020
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	08/06/2020	08/21/2020	11/11/2020
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/14/2020	12/15/2020	12/22/2020
State and tribal - equivalent NPL						
TX	SHWS	State Superfund Registry	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
State and tribal landfill / solid waste disposal						
TX	SWF/LF	Permitted Solid Waste Facilities	Texas Commission on Environmental Quality	07/17/2020	07/22/2020	10/12/2020
TX	CAPCOG LI	Capitol Area Landfill Inventory	Capital Area Council of Governments	01/06/2017	01/10/2017	03/15/2017
TX	CLI	Closed Landfill Inventory	Texas Commission on Environmental Quality	08/30/1999	09/28/2000	10/30/2000
TX	NCTCOG LI	North Central Landfill Inventory	North Central Texas Council of Governments	09/28/2020	09/30/2020	12/22/2020
TX	DEBRIS	DEBRIS	Texas Commission on Environmental Quality	03/27/2018	04/04/2018	06/08/2018
TX	H-GAC CLI	Houston-Galveston Closed Landfill Inventory	Houston-Galveston Area Council	03/30/2020	04/01/2020	06/18/2020
TX	WASTE MGMT	Commercial Hazardous & Solid Waste Management Facilities	Texas Commission on Environmental Quality	10/16/2019	01/10/2020	03/18/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal leaking storage tank lists						
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/15/2020	05/20/2020	08/12/2020
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/12/2020
TX	LPST	Leaking Petroleum Storage Tank Database	Texas Commission on Environmental Quality	09/30/2020	10/02/2020	12/22/2020
State and tribal registered storage tank lists						
TX	UST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	AST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/13/2020
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/03/2020	05/20/2020	08/12/2020
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/29/2020	05/20/2020	08/12/2020
US	FEMA UST	Underground Storage Tank Listing	FEMA	07/21/2020	09/03/2020	11/25/2020
State and tribal institutional control / engineering control registries						
TX	AUL	Sites with Controls	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/23/2020
State and tribal voluntary cleanup sites						
TX	VCP RRC	Voluntary Cleanup Program Sites	Railroad Commission of Texas	11/14/2019	01/02/2020	03/04/2020
TX	VCP TCEQ	Voluntary Cleanup Program Database	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
State and tribal Brownfields sites						
TX	BROWNFIELDS	Brownfields Site Assessments	TCEQ	09/01/2020	09/30/2020	12/21/2020
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2020	10/08/2020	01/04/2021
US	ROD	Records Of Decision	EPA	10/28/2020	11/05/2020	11/25/2020
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
TX	DEL SHWS	Deleted Superfund Registry Sites	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
TX	SWRCY	Recycling Facility Listing	TCEQ	08/13/2020	08/19/2020	11/09/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2018	12/04/2019	01/15/2020
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/21/2020	09/22/2020	12/14/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	Delisted NPL	National Priority List Deletions	EPA	10/28/2020	11/05/2020	11/25/2020
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	10/28/2020	11/05/2020	11/25/2020
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/20/2020	09/22/2020	12/14/2020
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/14/2020	09/15/2020	12/10/2020
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/05/2020	08/13/2020	10/21/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/04/2020	08/25/2020	11/18/2020
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	09/10/2020	09/15/2020	11/20/2020
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	04/27/2020	05/06/2020	06/09/2020
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	10/19/2020	10/19/2020	01/04/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	10/09/2019	10/11/2019	12/20/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/05/2020	08/10/2020	10/08/2020
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	09/04/2020	09/15/2020	11/20/2020
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	07/24/2020	08/03/2020	10/21/2020
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2017	06/22/2020	11/20/2020
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/16/2020	09/17/2020	12/10/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
TX	AIRS	Current Emission Inventory Data	Texas Commission on Environmental Quality	06/16/2020	06/24/2020	09/04/2020
TX	APAR	Affected Property Assessment Report Site Listing	Texas Commission on Environmental Quality	10/08/2020	10/15/2020	01/05/2021
TX	ASBESTOS	Asbestos Notification Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	CDL	Clandestine Drug Site Locations Listing	Department of Public Safety	08/07/2017	08/15/2017	05/11/2018
TX	COAL ASH	Coal Ash Disposal Sites	Texas Commission on Environmental Quality	07/29/2020	07/31/2020	10/16/2020
TX	DRYCLEANERS	Drycleaner Registration Database Listing	Texas Commission on Environmental Quality	05/12/2020	05/27/2020	08/11/2020
TX	ED AQUIF	Edwards Aquifer Permits	Texas Commission on Environmental Quality, Au	10/09/2020	10/14/2020	01/05/2021
TX	ENFORCEMENT	Notice of Violations Listing	Texas Commission on Environmental Quality	09/25/2020	09/30/2020	11/30/2020
TX	Financial Assurance 1	Financial Assurance Information Listing	Texas Commission on Environmental Quality	09/18/2020	10/02/2020	12/22/2020
TX	Financial Assurance 2	Financial Assurance Information Listing	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	GCC	Groundwater Contamination Cases	Texas Commission on Environmental Quality	12/31/2018	09/06/2019	11/15/2019
TX	HIST LIENS	Environmental Liens Listing	Texas Commission on Environmental Qualilty	03/23/2007	03/23/2007	05/02/2007
TX	Ind. Haz Waste	Industrial & Hazardous Waste Database	Texas Commission on Environmental Quality	10/09/2020	10/16/2020	12/08/2020
TX	IHW CORR ACTION	IHW CORR ACTION	Texas Commission on Environmental Quality	10/07/2020	10/14/2020	12/08/2020
TX	IOP	Innocent Owner/Operator Program	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
TX	LEAD	Lead Inspection Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/22/2020
TX	MSD	Municipal Settings Designations Database	Texas Commission on Environmental Quality	07/24/2020	07/28/2020	10/12/2020
TX	NPDES	NPDES Facility List	Texas Commission on Environmental Quality	08/10/2020	08/11/2020	11/02/2020
TX	PRIORITY CLEANERS	Dry Cleaner Remediation Program Prioritization List	Texas Commisision on Environmenatl Quality	03/03/2020	06/03/2020	08/18/2020
TX	RWS	Radioactive Waste Sites	Texas Commission on Environmental Quality	07/24/2006	12/14/2006	01/23/2007
TX	SPILLS	Spills Database	Texas Commission on Environmental Quality	07/21/2020	07/24/2020	07/30/2020
TX	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	05/15/2005	01/03/2013	03/07/2013
TX	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/23/2012	01/03/2013	03/07/2013
TX	TIER 2	Tier 2 Chemical Inventory Reports	Department of State Health Services	12/31/2012	06/07/2013	07/22/2013
TX	UIC	Underground Injection Wells Database Listing	Texas Commission on Environmental Quality	11/06/2019	11/07/2019	01/16/2020
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
TX	PFAS	PFAS Contamination Site Location Listing	Texas Commission on Environmental Quality	08/27/2020	09/04/2020	11/25/2020
TX	NON REGIST PST	Petroleum Storage Tank Non Registered	Texas Commission on Environmental Quality	06/01/2020	06/02/2020	08/18/2020
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
TX	CENTRAL REGISTRY	The Central Registry	Texas Commission on Environmental Quality	03/25/2020	04/07/2020	07/01/2020
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	10/03/2020	10/06/2020	01/04/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/17/2020	08/17/2020	10/21/2020
TX	COMP HIST	Compliance History Listing	Txas Commission on Environmental Quality	11/19/2019	11/25/2019	02/04/2020
TX	PST STAGE 2	PST Stage 2	Texas Commission on Environmental Quality	07/17/2019	07/18/2019	09/24/2019
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
HISTORICAL USE RECORDS						
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
TX	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Texas Commission on Environmental Quality		07/01/2013	12/26/2013
TX	RGA LF	Recovered Government Archive Solid Waste Facilities List	Texas Commission on Environmental Quality		07/01/2013	01/13/2014
COUNTY RECORDS						
TX	HIST UST AUSTIN	Historic Tank Records	Department of Planning & Development Review	06/25/2012	06/29/2012	08/23/2012

STREET AND ADDRESS INFORMATION

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APPENDIX L

CITY DIRECTORY REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.8
January 11, 2021

The EDR-City Directory Image Report

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☐	☐	EDR Digital Archive
1995	☐	☐	EDR Digital Archive
1992	☐	☐	EDR Digital Archive
1986	☐	☐	Cole Criss-Cross Directory
1981	☐	☐	Cole Criss-Cross Directory
1977	☐	☐	Cole Criss-Cross Directory
1972	☐	☐	Cole Criss-Cross Directory
1967	☐	☐	Cole Criss-Cross Directory
1964	☐	☐	Cole Criss-Cross Directory
1958	☐	☐	Cole Criss-Cross Directory

EXECUTIVE SUMMARY

Year	Target Street	Cross Street	Source

FINDINGS

TARGET PROPERTY STREET

14812 N FM 973 RD
MANOR, TX 78653

Year	CD Image	Source	
FM 973 N			
2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A3	EDR Digital Archive	
2005	pg A4	EDR Digital Archive	
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1986	-	Cole Criss-Cross Directory	Street not listed in Source
1981	-	Cole Criss-Cross Directory	Street not listed in Source
1977	-	Cole Criss-Cross Directory	Street not listed in Source
1972	-	Cole Criss-Cross Directory	Street not listed in Source
1967	-	Cole Criss-Cross Directory	Street not listed in Source
1964	-	Cole Criss-Cross Directory	Street not listed in Source
1958	-	Cole Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

FM 973 N 2017

13407 MONROE, BYRON A
14411 ESTRADA, GILBERTO S
14605 GOOD LUCK GRILL
14623 BREAUX, AUTUMN
14812 LUTZ-CARRILLO, SKY J
14832 MANOR INDEPENDENT SCHOOL DISTRICT
16133 DAOUST, GARY E
16205 BALLI, GUSTAVO D
SHAFFER, DENNIS R
16212 BIGGERSTAFF, HOMER L
MOHR, NIC W
16219 JONES, GERALD A
16229 CARDENAS, ELIZABETH
FRANZETTI, CANYON C
16407 VERMEER, MATTHEW
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, FELIPE A
17208 SHAKOLLI, ARBEN
17618 JOHLE, KEN A
17900 MOEBUS, CHRISTOPHER D

FM 973 N 2014

13809	NUNEZ, RUPERTO
14200	BROWN, JOHN W
	CHAPA-BROWN, STEPHANIE T
	ROSALES, KIMBERLY
14401	VOELKER, SCOTT
14411	OCCUPANT UNKNOWN,
14605	GOOD LUCK GRILL
14623	BREAUX, AUTUMN
14812	LUTZ, JIM T
14832	MANOR INDEPENDENT SCHOOL DISTRICT
15219	OCCUPANT UNKNOWN,
15230	OCCUPANT UNKNOWN,
15405	KENNY, PATRICIA K
15624	ARROYO, SOCORRO S
16133	OCCUPANT UNKNOWN,
16205	BALLI, GUSTAVO D
16209	FOSBOURG, LINDA
	RODRIGUEZ, ROBERT R
16212	BIGGERSTAFF, HOMER L
	MOHR, NICOLAS W
16215	OCCUPANT UNKNOWN,
16219	JONES, GERALD A
16229	CARDENAS, ELIZABETH
	FRANZETTI, JOHN A
16501	GUERRA, EDWARD M
16508	CASTILLO, FIDENSIO
16517	JASEK, DENNIS E
17204	GOMEZ, FELIPE A
17208	SHAHOLLI, ARBEN
17220	OCCUPANT UNKNOWN,
17223	OCCUPANT UNKNOWN,
17600	OCCUPANT UNKNOWN,
17618	JOHLE, KEN A
17726	KING, RICHARD L
17900	MOEBUS, CHRISTOPHER D

FM 973 N 2010

13500 OCCUPANT UNKNOWN,
13809 DESANTIAGO, PEDRO A
13860 NICHOLS, CLIDE
13901 CASIANO-JARAMILLO, SALVADOR
KRUPALLA, JENNIFER
13909 BUTLER, JAMES C
13915 MORRIS, DENISE
14005 PAZ, NAUL M
14013 JUNKER, RONALD
14200 BROWN, JOHN W
14208 BROWN, KIM
14401 TEXAS SURETY
VOELKER WELDING & CONSTRUCTION
14411 ESTRADA, GILBERTO S
14605 GOOD LUCK GRILL
14812 CARRILLO, ALEX
15219 GARCIA, JOSPHINE
15230 OCCUPANT UNKNOWN,
15405 KENNY, PATRICIA K
15624 ARROYO, SOCORRO S
15911 RAESZ, ROBERT E
16105 PECK, RICKY
16133 OCCUPANT UNKNOWN,
16205 BALLI, GUSTAVO D
16209 RODRIGUEZ, ROBERT R
16212 BIGGERSTAFF, HOMER L
16215 HOUGHTALING, JOSEPH
16219 DOUCET, AARON T
16229 ESCOBAR, JOSE L
FRANZETTI, JOHN A
16407 COPE, TERRY D
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, JACQUELINE Y
17208 SHAHOLLI, ARBEN
17223 OCCUPANT UNKNOWN,
17600 OAKLEY, JAMES R
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 MCCOMACK, AARON
18019 EHRLICH MECHANICAL

FM 973 N 2005

13500 OCCUPANT UNKNOWN,
13726 COTTEN, RYAN A
13800 OCCUPANT UNKNOWN,
13809 OCCUPANT UNKNOWN,
13860 NICHOLS, CLIDE
13901 COX, LAWRENCE W
13909 MONTAGUE, PAMELA B
13915 FLINTSTONE GROUP
SUNCREST FARM
WARD, ANNETTE L
14005 LAWRENCE, DAVID J
14013 JUNKER, RONALD
14200 BROWN, JOHN W
14208 ROSALES, JESUS
14215 CROUCH / KST ENTERPRISES LTD
14225 FALCON STORAGE
14401 VOELKER WELDING & CONSTRUCTION
VOELKER, STAN D
14411 ESTRADA, GILBERTO A
14623 GITTER DONE COMERCIAL SERVICES
14812 CARRILLO, ALEX
LUTZ / BOLAMAN JIM
15219 GARCIA, JOSPHINE
15230 MCPHIE, EWAN D
15315 AFFORDABLE SPAS
READY, PAUL
15405 KENNY, PATRICIA
15411 SMITH, GARY
15417 SMITH, BYRON R
15501 BOECKER, ARTHUR D
15506 LUCAS, JEFFREY L
15510 LAWRENCE, JOHN D
15600 MCCUTCHEON, LISA
15616 PHELPS, TIM B
15621 OCCUPANT UNKNOWN,
15624 DAHLY, DONALD E
15911 RAESZ, ROBERT E
16205 BALLI, GUSTAVO D
16209 OCCUPANT UNKNOWN,
16212 BIGGERSTAFF, HOMER L
16215 ANSALDUA, JESUS
16219 OCCUPANT UNKNOWN,
16229 ESCOBAR, JOSE L
16407 COPE, TERRY D
16501 GUERRA, EDWARD M
16508 OCCUPANT UNKNOWN,
ULTRA HEALTH CARE
16517 JASEK, DENNIS E
16525 GREENMAN NURSERY
VINCENT, DAVID J

FM 973 N 2005 (Cont'd)

17223 OCCUPANT UNKNOWN,
17517 OCCUPANT UNKNOWN,
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 ADVANCED SYSTEM INC
SANMIGUEL, SANTOS
18019 CROWLEY, SANDRINA
EHRLICH MECHANICAL

APPENDIX M

RECORDS OF COMMUNICATION

Rob Thornton

From: TCSO Open Records Request <tcsor@traviscountytx.gov>
Sent: Friday, January 15, 2021 11:40 AM
To: Rob Thornton
Subject: [EXTERNAL] RE: 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please accept this correspondence in connection with your request for information regarding **14812 N. FM 973**. After a diligent search of the records maintained by this office, I was unable to locate any incidents report by our office with the information provided.

I hope you find this information helpful. Should you have any questions in this regard, please feel free to contact our office.

Karel Macias
Legal Secretary
Travis County Sheriff's Office
PO Box 1748, Austin, Texas 78767
Office: 512-854-9718 **Fax:** 512-854-7270
Website: www.tcsheriff.org

From: Rob Thornton <rob@esepartners.com>
Sent: Thursday, January 7, 2021 3:16 PM
To: TCSO Open Records Request <tcsor@traviscountytx.gov>
Subject: [CAUTION EXTERNAL] 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email is from OUTSIDE Travis County. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

Good Afternoon,

I am conducting a Phase I Environmental Site Assessment on a property in unincorporated Travis County, near the intersection of N. FM 973 and Gregg Lane, which are identified as the following Travis Central Appraisal District (TCAD) Property IDs: 259074 and 259066. I wanted to request any available records regarding any emergency or spill response incidents that Travis County might have for these addresses.

Thanks for your assistance in this matter.

Very respectfully,
Rob

Robert W. Thornton
Staff Environmental Scientist II

ESE Partners, LLC
3839 Bee Cave Road, Suite 150
Austin, Texas 78746
O: 512.859.6500
C: 936.346.9699 | **E**: rob@esepartners.com
www.esepartners.com

Responsibly Moving Business Forward
Through Environmental Problem Solving

Request Your Phase I ESA Proposal Here:
http://www.esepartners.com/phase-i-esa-bid-request/

Total Control Panel Login

To: rob@esepartners.com
From: prvs=864970099b=tcsor@traviscountytx.gov

Message Score: 57
My Spam Blocking Level: Medium

Block this sender
Block traviscountytx.gov

High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

APPENDIX N

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Robert Thornton

Staff Environmental Scientist II, Phase I Environmental Professional



Mr. Thornton joined ESE Partners in 2020 and has over a decade of experience in environmental consulting. He has authored over 1,000 due diligence projects including Phase I Environmental Site Assessments (ESAs). He has also conducted Waters and Wetlands Delineations, Environmental Constraints and Natural Resource Reviews, NEPA Reviews, materials sampling, and SPCC/SWPPP site reviews on sites throughout the United States for a broad range of clients.

EDUCATION
Bachelor of Science, Ocean and Coastal Resources, Texas A&M University Galveston

TRAINING
First Aid and CPR

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

CERTIFICATIONS
Texas Licensed Asbestos Inspector (TX DSHS License Number 603467)

Certified Lead-Based Paint Inspector (US Department of Housing and Urban Development

RELEVANT EXPERIENCE

Phase I ESA

Performed over one-hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers since joining ESE. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, commercial properties, retail centers, multi-family developments, industrial facilities, institutional facilities, and utility-scale renewable energy projects in 46 states. Additionally, Mr. Thornton conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

Construction Materials Sampling

Performed Asbestos Containing Materials and Lead-Based Paint inspections, sampling, and surveys on commercial, industrial, residential, and telecommunications facilities in Texas.

ArcGIS

Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

Natural Resources

Conducted Waters of the U.S. /Wetlands assessments, Section 404 and Section 10 Permitting, Threatened and Endangered Species Reviews, Natural Resources/Environmental Constraints Reviews, Cultural Resource Reviews, FCC NEPA Reviews, NEPA Categorical Exclusion Reviews, and NEPA Environmental Assessments. Conducted biological specimen monitoring, surveys, and pre-construction relocation for protected and endangered species in Texas.

Compliance

Audited numerous oil and gas facilities to identify necessary environmental-related permits and reporting requirements. Conducted field reviews for applications for Storm Water Pollution Prevention Plans (SWP3s). Conducted and maintained Individual Wastewater Permits, Spill Prevention, Control, and Countermeasures (SPCC) Plans, and Pollution Prevention (P2) Plans. Reported to state agencies for Toxic Release Inventory (TRI) report, Tier II reporting, and hazardous waste classification and reporting.

Subsurface Investigations

Assisted in field investigations for several Phase II ESAs in order to verify the presence of chemicals of concern in soil, groundwater, and surface water.



Kathryn O'Gorman, PG

Managing Director of Due Diligence, Senior Geologist

Ms. O'Gorman has over 10 years of experience with environmental due diligence and compliance assistance. As the Managing Director for Due Diligence Business Unit, she directs a team of geologist and scientists on site assessments and investigations on undeveloped, residential, commercial, industrial and oil and gas properties. Various types of environmental reports performed include Phase I Environmental Site Assessments (ESAs) in accordance with ASTM E1527-13 standards, Transaction Screens, Property Condition Assessments (PCAs) and desktop reviews.

EDUCATION
Bachelor of Science, Geology, Texas A&M University

TRAINING
Medic First Aid and CPR

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

Small Business Administration (SBA) SOP 50 10 5(C) & (D)

CERTIFICATION
Texas Board Professional Geoscientists – Professional Geologist (PG), State of Texas License Number 11417

RELEVANT EXPERIENCE

Environmental Due Diligence **–** Managed and performed over 2,300 Phase I ESAs, Transaction Screens and desktop reviews for a variety of clients including prospective purchasers, lending institutions, attorneys, sellers and real estate developers. Trains new employees on proper collection, interpretation and organization of data into technical reports. She reviews work quality prior to client submittal. Additionally, Ms. O'Gorman instructs new employees on conducting interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard. Reviews complex environmental remediation reports and consults clients on next steps. Oversees the coordination and delivery of wetland determinations, threatened and endangered species reviews and cultural resource reviews.

Stormwater Permitting **–** Ms. O'Gorman has five years of experience preparing and managing of the Stormwater Pollution Prevention Plan (SWPPP) in accordance with the TPDES/NPDES Construction and Multi-Sector General Permit, developing best management practices, and conducting monitoring, sampling, training, and reporting to the TCEQ. This also includes identifying best management practices to be installed, implemented, and maintained to minimize the discharge of pollutants in stormwater from each facility. Ms. O'Gorman is responsible for field operations including, but not limited to, site assessments for SWPPPs.

Oil Pollution Prevention **–** Responsible for the preparation and management of Spill Prevention Control and Countermeasure (SPCC) Plans, Facility Response Plans (FRPs), and Oil Spill Response Plans (OSRPs) in accordance with the 40 CFR Part 112, 33 CFR 153.1035, and 49 CFR 194 federal regulations addressing oil pollution prevention. She has prepared oil pollution prevention plans for various industries including

aggregates, manufacturing, oil and gas, pipelines and terminals. Additionally, Ms. O'Gorman is responsible for field operations including, but not limited to, site assessments for SPCCs, FRPs, and OSRPs.

Hazardous Waste and Wastewater – Prepares and manages wastewater permits, industrial wastewater permit applications to the TCEQ, sewer discharge permits to cities and MUD districts, industrial and hazardous waste classification and reporting, and commercial and industrial tax abatement for pollution controls. Ms. O'Gorman has experience with classification of industrial and hazardous waste, pollution prevention planning and contingency planning for hazardous wastes.

Environmental Compliance – Ms. O'Gorman annually prepares and reports Toxic Release Inventories (TRIs) and Tier II inventories to the EPA and regulatory state agencies for various clients located in Texas, Louisiana, Oklahoma, and New Mexico. Ms. O'Gorman is responsible for other projects related to environmental compliance including, but not limited to, the preparation and management of general compliance audits, Pollution Prevention (P2) Plans, commercial and industrial tax abatement for pollution controls, and communicating with regulatory agencies regarding NOVs, project updates, and reporting requirements under various regulations.

Subsurface Investigations – Assisted in site investigations for dozens of Phase II ESAs in order to characterize site conditions and confirm or deny the presence of chemicals of concern in soil, groundwater, surface water, sediment and soil vapor.



Thomas Kirby

Project Environmental Scientist I

Mr. Kirby joined ESE Partners in 2020 and has over three years of experience in environmental consulting and investigations. In his role as Project Environmental Geologist I, his responsibilities include the collection and interpretation of data collected and its organization into technical reports for Phase I ESAs in accordance with ASTM E1527-13 standards. Mr. Kirby has also conducted Municipal Solid Waste (MSW) and Industrial and Hazardous Waste (IHW) investigations throughout North Texas for the Texas Commission on Environmental Quality (TCEQ).

EDUCATION

Master of Science, Integrated Science & Technology, James Madison University

Bachelor of Science, Biology, University of Texas at Arlington

TRAINING

ESRI ArcGIS

OSHA 24-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

RELEVANT EXPERIENCE

Phase I ESA **–** Performed over one hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers with ESE and in a previous environmental consulting role. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, retail centers, multi-family developments, industrial facilities, and institutional facilities throughout the country. Additionally, Mr. Kirby conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

ArcGIS **–** Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

Relevant Experience **–** In his previous role at another environmental firm, Mr. Kirby was responsible for conducting Phase I and II ESAs, impacted material management, preparation of corrective action plans, and Environmental Health & Safety Plans. Additionally, Mr. Kirby's responsibilities encompassed remediation of groundwater and soil at contaminated sites. Remediation activities include but is not limited to Direct-Push Technology (DPT) and hollow-stem auger drilling, installation of wells, soil, vapor, and groundwater sampling, and installation of soil-vapor extraction systems.

Mr. Kirby also previously worked for the Texas Commission on Environmental Quality (TCEQ). At the TCEQ, his responsibilities included conducting on-site and record review investigations for Municipal Solid Waste and Industrial and Hazardous Waste facilities in accordance with state and federal regulations. Mr. Kirby's additional responsibilities at the TCEQ consisted of performing on-site evaluations of permit conditions and providing technical assistance to regulated entities, local governments, and the public regarding state and federal regulations, permit applications, and site-specific compliance questions.

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, September 2, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

~~1. The PUD should have a name.~~

~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~

~~3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.~~

~~4. No secondary access for the site was provided.~~

~~5. The typical PUD notes were not included with the submittal.~~

~~6. The PUD should list any proposed variances from City of Manor Code of Ordinances.~~

~~7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.~~

~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~

~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~

~~10. Will any parkland be dedicated to the City?~~

~~11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.~~

~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~

~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~

~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. **The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.**

~~16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.~~

~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~

~~18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.~~

~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~

~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~

~~21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.~~

~~22. Please provide a copy of the land plan that is referenced in the comment responses.~~

~~23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.~~

~~24. The proposed collector roadway needs to be realigned to the west.~~

Additional comments

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or simililar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroup.com

September 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or simililar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

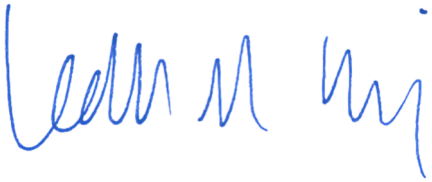
The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, October 12, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

We have conducted a review of the Gregg Lane Development Preliminary PUD, submitted by Aneil Naik and received by our office on September 30, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the Preliminary PUD to Scott Dunlop at the City of Manor for signatures.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Preliminary PUD Site Plan

Project Name: New Haven Development Preliminary PUD
Case Number: 2021-P-1338-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the New Haven Subdivision located near the intersections of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Preliminary PUD Site Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering

BACKGROUND/SUMMARY:

This PUD consists of 272 residential lots, 1 commercial lot, 1 utility lot, 12.5 acres Nature Preserve and 3.5 acres of Parkland. The residential are 190 lots at 50' and 82 lots at 60' wide.

Enhancement over traditional zoning in the PUD include:

- Parkland amenities and trails including a portion of the Wilbarger Creek Regional Trail
  - Parkland fee-in-lieu of $550 per residential lot is also be paid ($149,600)
- Landscape buffers along Gregg Lane and unloaded collector
- Masonry subdivision walls along Gregg Lane and unloaded collector
- Land donation to the City of 2 acres for a water Ground Storage Tank and pressurization facility

PUD variances include:

- 50' wide residential lots
  - 5' side setback, 10 rear setback
  - 60% lot coverage residential, 85% lot coverage commercial

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*YES*
ATTACHMENTS:	*YES*

- Letter of Intent
- PUD
- Aerial Image
- FLUM
- Thoroughfare Plan
- GST Facility Preliminary Plan
- Engineer Comments and Conformance Letter
- Notice Letter and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroup.com

June 3, 2021

Mr. Thomas M. Bolt
City Manager
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Gregg Lane PUD – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Bolt:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Unit Development Application package. The project is titled Gregg Lane PUD and consists of a 90.345-acre tract of land. The Property is located north of Gregg Lane to the west of FM 973.

The proposed development is anticipated to be a mix of commercial use, residential use, and publicly accessible open space. The development is planned to include two acres for commercial retail development, as well as 264 single-family homes on varying lot sizes to provide diverse housing options. Additionally, the PUD will include a public trail and open space connection from north to south, intended to contribute to the City's long-term plans for Wilbarger Creek.

A future roadway is anticipated to bisect the Property based on the Manor Roadway Map. Annexation, zoning, platting, site plan, and building permits are anticipated to be needed in order to develop the 90.345 acres. The site is currently included in a development agreement which stipulates that upon submission of any permit the property owner must voluntarily annex into the City limits. We are requesting concurrent review of these permits, beginning with this PUD application alongside the annexation application.

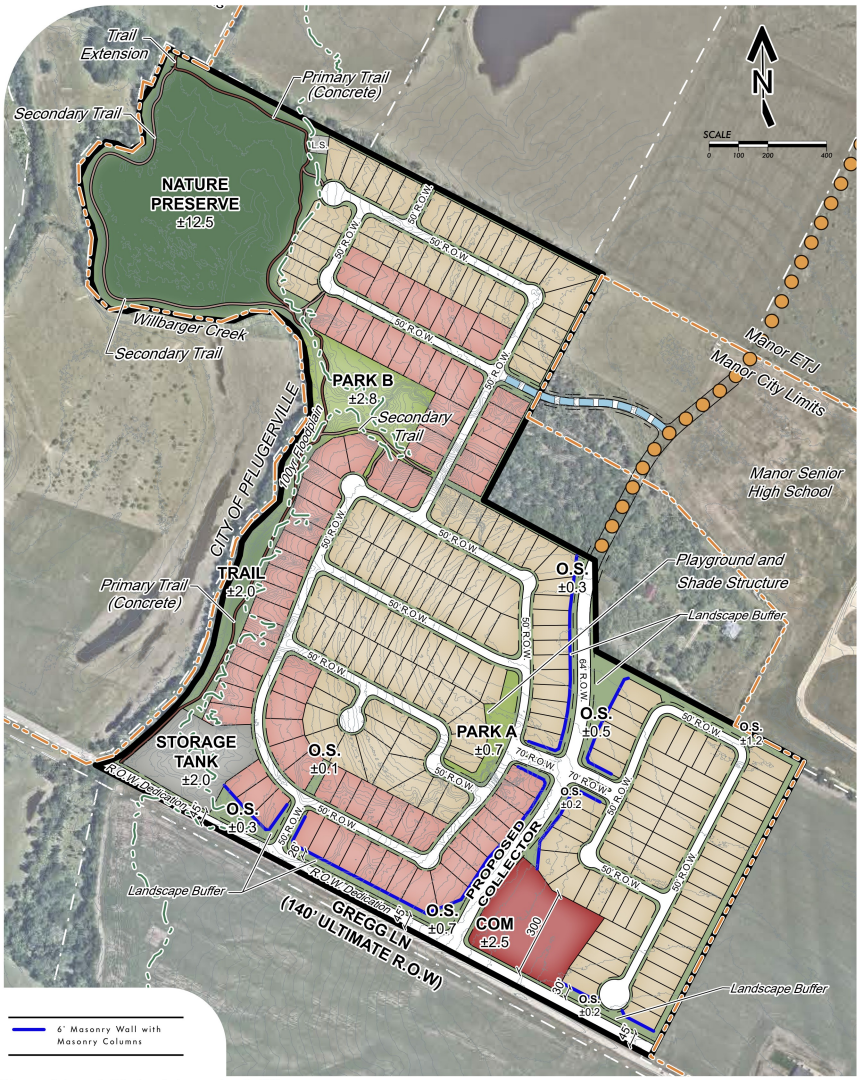
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

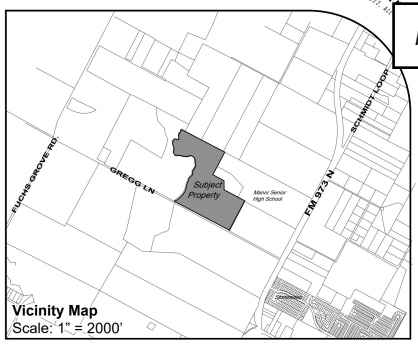


Leah M. Bojo

cc: Scott Dunlop, Development Services Director, City of Manor *(via electronic delivery)*



*Masonry Columns shall be installed approximately 200' apart.



1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.

2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERICIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300 DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

PUD DATA TABLES:

1) APPROVED LAND USES -

	LAND USES	LOTS	ACRES*	TOTAL %
SF	SF RESIDENTIAL - TYP. 50'x120'	190 LOTS	36.3 Ac.	40%
SF	SF RESIDENTIAL - TYP. 60'x125'	82 LOTS	23.3 Ac.	26%
COM	COMMERCIAL		2.5 Ac.	3%
ST	UTILITY		2.0 Ac.	2%
DET	DETENTION/NATURE PRESERVE		12.5 Ac.	14%
DU	PARK/OPEN SPACE		7.1 Ac.	8%
TR	TRAILS		2.0 Ac.	2%
	COLLECTOR		4.6 Ac.	5%
	TOTALS	272 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

	Setbacks				Minimum	Minimum	Maximum	Maximum
Land Use	Front	Side	Corner side	Rear	Lot SF	Lot Width	Height	Density
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/ac
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

3) LOT COVERAGE

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

4) PARKING LOT SCREENING

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

5) LANDSCAPING

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(AS DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER

6) PARKLAND -

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU ($550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

7) AMENITIES

NATURE PRESERVE
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trail (Site Connectivity)
3. Benches (300' Approximate Spacing)

PARK A
1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 6' Concrete Sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches

Trail
1. 8' Concrete Primary Trail (Site Connectivity)
2. Benches (300' Approximate Spacing)

Park B
1. 8' Concrete Primary Trail (Site Connectivity)
2. 6' Concrete Secondary Trail (Site Connectivity)
3. (1) Gazebo
4. Benches (300' Approximate Spacing)
5. Trash Receptacles (300' Approximate Spacing)

8) TRAFFIC

The Traffic Volume will be 4,000 Trips generated to and from this site

9) UTILITIES

SF - 50'	36.3 Ac	190 Lots	190 LUES
SF - 60'	23.3 Ac	82 Lots	82 LUES
Commercial	2.5 Ac	1 Lot	50 LUES
	62.1 Ac		322 LUES

Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design

Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE.

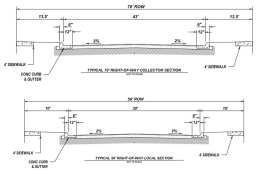
B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF), AND OFF-SITE ACCESSORY PARKING.

C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC.

D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.

E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS



12.) LIST OF ALL REQUESTED VARIANCES

Item	Standard Code	Variance Requested
Setback-Front	25 Feet	25 feet (20' on cul-de-sac)
Setback-Side	7.5 Feet	5 feet
Setback-Rear	20 Feet	10 feet
Lot Width	70 Feet	50 feet/60 feet
Lot Coverage-Res Main.	40%	60%
Lot Coverage-Res Main + Accessory	50%	65%
Lot Coverage-Comm. Main	60%	85%
Lot Coverage-Comm. Main + Accessory	70%	85%
Parkland	Non-floodplain	Within floodplain

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY OF COUNCIL.

DATED THIS ___ DAY OF _____, 20__
BY: _____
JULIE LEONARD, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ___ DAY OF _____, 20__
BY: _____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

a planned unit development
final site plan for

NEWHAVEN PUD

±90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

LAND PLANNER:
META PLANNING + DESIGN
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

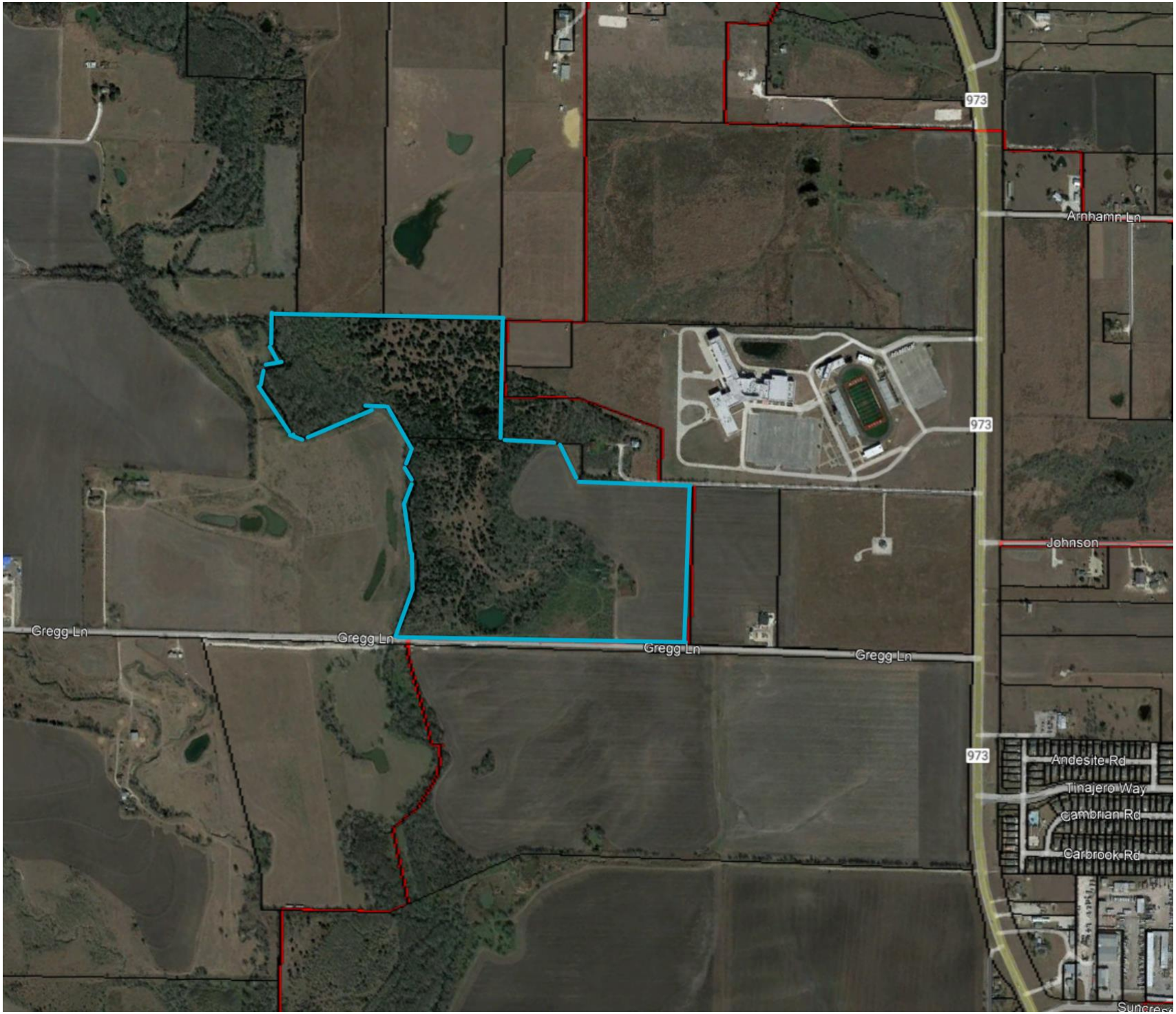
ENGINEER:
JONES|CARTER
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

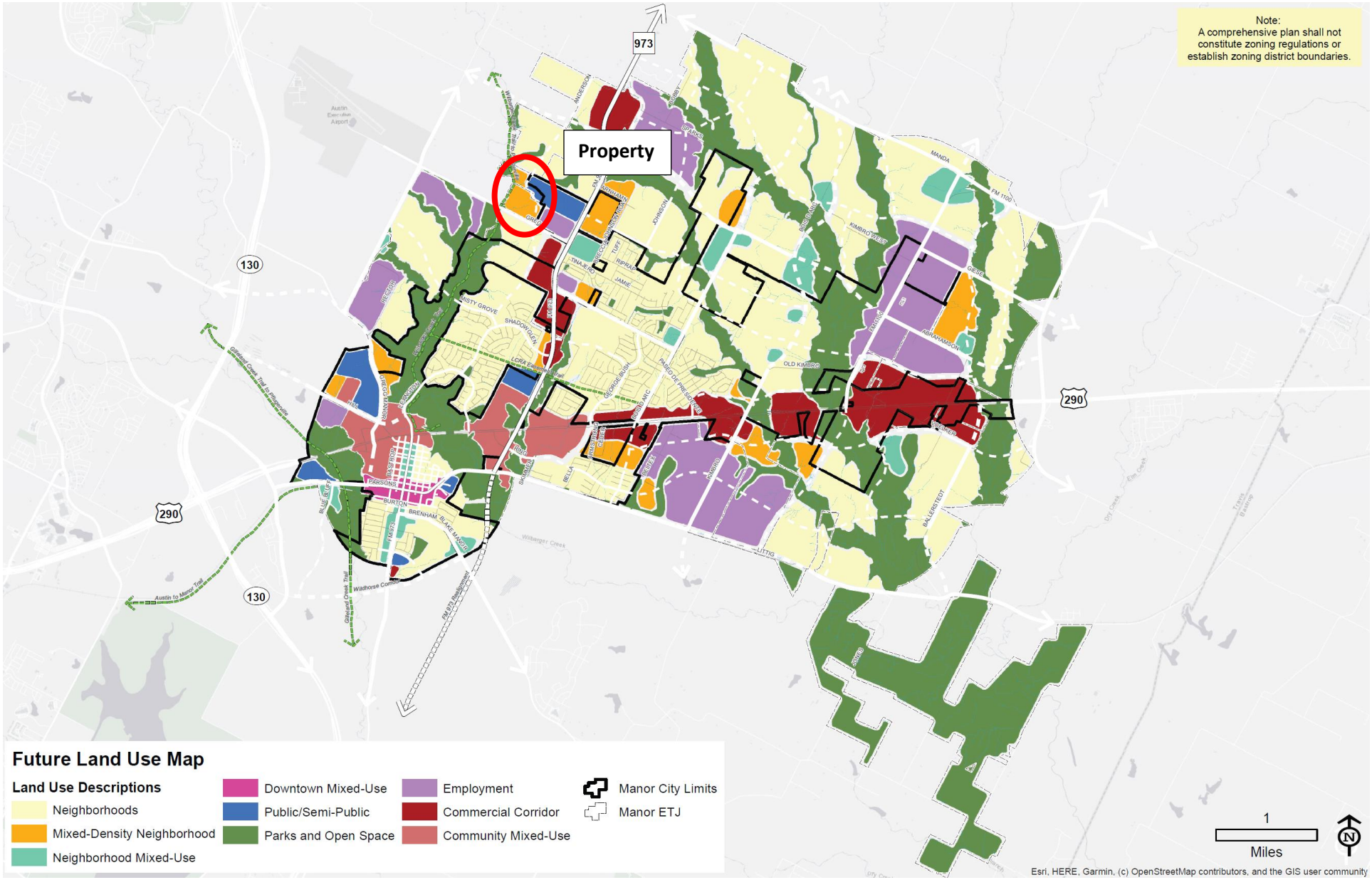
APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400

MTA-78007
OCTOBER 12, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.


973
Arnhamn Ln
973
Johnson
Gregg Ln
Gregg Ln
Gregg Ln
Gregg Ln
973
Andesite Rd
Tinajero Way
Cambrian Rd
Carbrook Rd


Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Property
973
130
290
Future Land Use Map
Land Use Descriptions
Neighborhoods
Mixed-Density Neighborhood
Neighborhood Mixed-Use
Downtown Mixed-Use
Public/Semi-Public
Parks and Open Space
Employment
Commercial Corridor
Community Mixed-Use
Manor City Limits
Manor ETJ
1
Miles
N
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

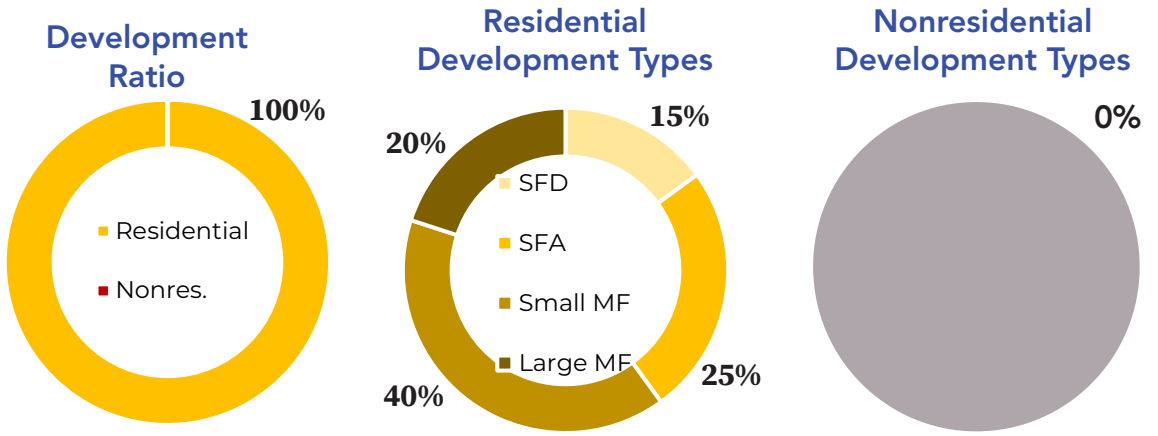
MIXED DENSITY NEIGHBORHOODS

Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes.

This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

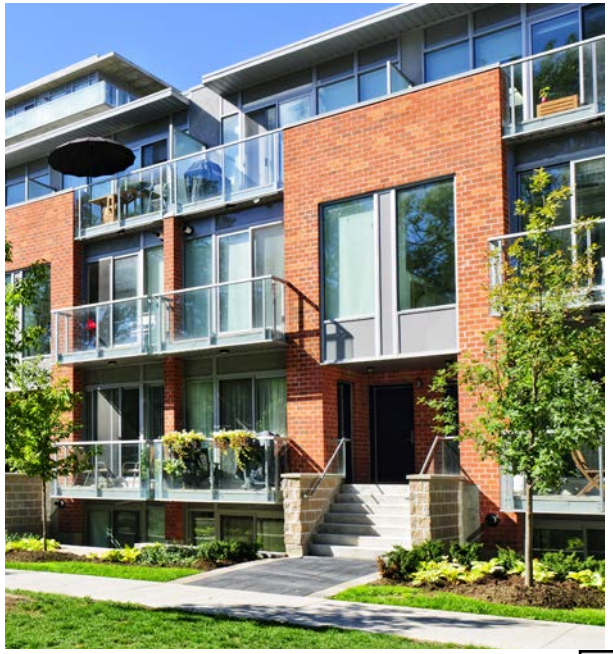
Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



Density	Intensity	Scale
12 to 25 units per acre	Medium	Low/Mid-Rise

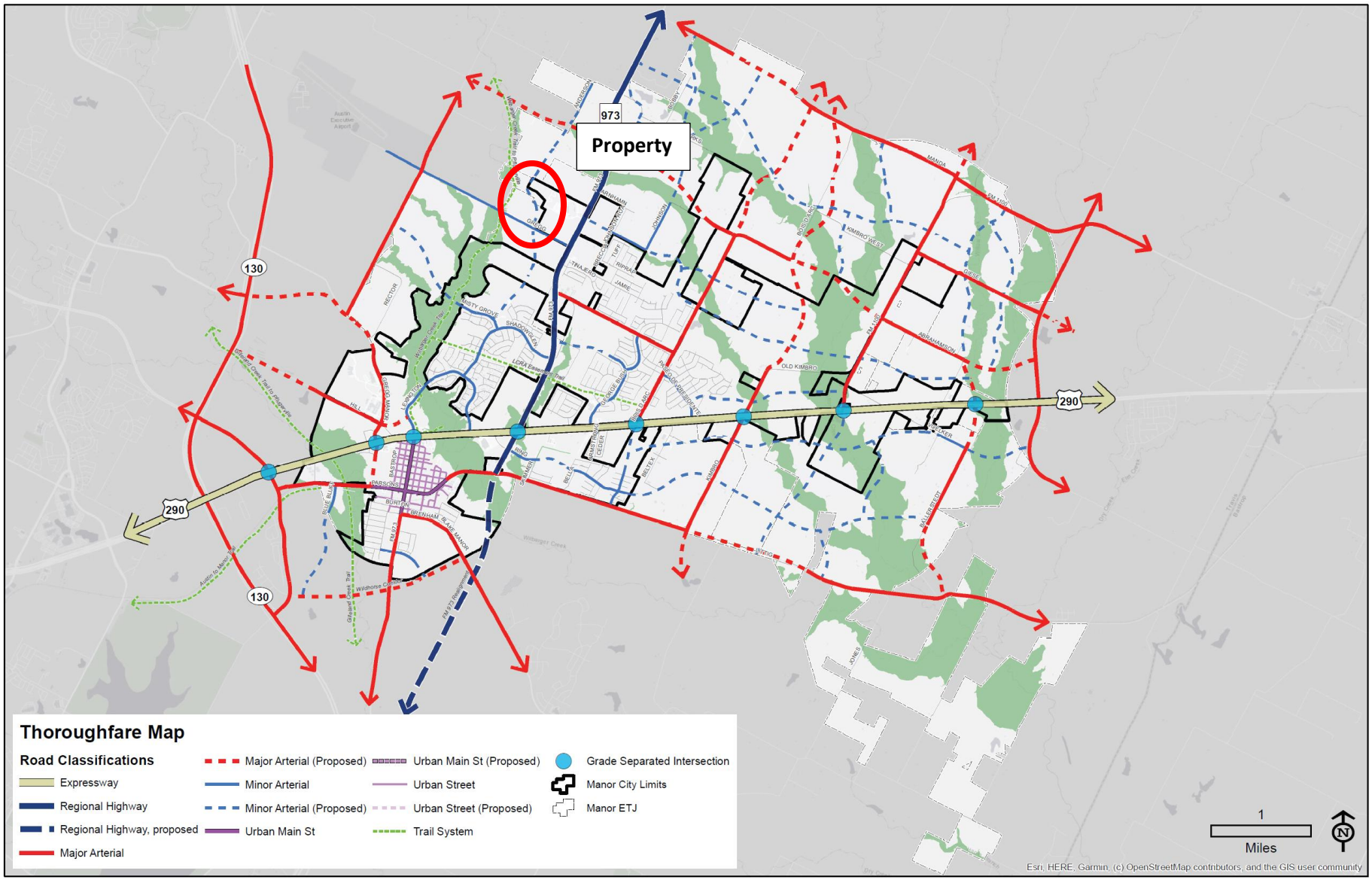






DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or "build-to-rent" products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)	●●●●●	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●○○	Appropriate when adjacent to retail and employment opportunities, with superior access to open space and roadways. Should be integrated with small multifamily and other missing middle housing options.
Mixed-Use Urban, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	
Shopping Center, Community Scale	●○○○○	
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

THOROUGHFARE MAP



Wilbarger Creek

HP Tank

Pump Sta.

500k GST (73'x16')

Chem. Feed

GEN SET

5' X 10' BOX CULVERT FL=513.76'

Future Road

GREGG LANE

JAY ENG

GBA

0 20' 40' 80'

Scale: 1" = 40'

1' CONTOURS SHOWN

GST FACILITY @ GREGG LANE

G:\15318\Civil 3D\Production Drawings\Exhibits\15318_GST Facility Gregg Lane_Exh 1.dwg

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, July 2, 2021

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor, TX. 78653

Dear Aneil Naik,

The first submittal of the New Haven Development Preliminary PUD *(Zoning Request*) submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. The PUD should have a name.

2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.

3. The required City signature blocks were not provided.

4. No secondary access for the site was provided.

5. The typical PUD notes were not included with the submittal.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.

7. The proposed minimum lot size does not mean City zoning requirements.

8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.

9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.

10. Will any parkland be dedicated to the City?

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.

12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.

13. The PUD should be labeled as Preliminary Site Plan for PUD.

14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.

20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroup.com

March 7, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached an update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments and our design team response to each.

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

2. *The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.*

Our design team appreciates the example provided by the City. We have updated our plan to adhere to this same format.

3. *The required City signature blocks were not provided.*

Our current plan has signature blocks for both Planning & Zoning Commission Chair and Mayor (for City Council).

4. *No secondary access for the site was provided.*

The development includes a plan to construct a portion of the north-south collector which intersects with Gregg Lane. The second point of access stubs to the tract north of the Newhaven PUD site for continuation of access once that property is developed.

5. *The typical PUD notes were not included with the submittal.*

Based on the City's template example, the notes have been incorporated into the PUD plan.

6. *The PUD should list any proposed variances from City of Manor Code of Ordinances.*

All variances have been incorporated into the PUD plan document. For example, lot widths are reflected under item #2 in the Data Tables section.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	40 feet / 50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%
Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. *The proposed minimum lot size does not meet City zoning requirements.*

The proposed minimum lot size is a requested modification with this PUD application.

8. *Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.*

This information is now reflected under item #23 under PUD Notes: "PARKLAND SHOWN ON THE PARKLAND DEDICATION CHART REPRESENTS PARKLAND THAT WILL BE DEDICATED TO THE CITY THROUGH AN EASEMENT. ALL PARKLAND WILL BE MAINTAINED BY THE DEVELOPER AND/OR HOA."

9. *Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.*

Topographic information is now provided on the land plan. Parkland is located in areas where the slope is less than or equal to 5%, as indicated in item #15 under PUD Notes.

10. *Will any parkland be dedicated to the City?*

Yes. This information is reflected under item #6 in the PUD Data Tables.

11. *Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.*

Lot depth after right-of-way dedication is 186'. The note for a 25-foot setback for the commercial area is under item #11 in the PUD Notes section. The usable portion of commercial is provided under item #1 in the PUD Data Tables.

12. *Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.*

Permitted uses are provided under item #9 in the PUD Data Tables.

13. *The PUD should be labeled as Preliminary Site Plan for PUD.*

This label is now provided along with the PUD title.

14. *How wide the proposed trail going to be. What material is proposed for the trail? This information should be provided on the PUD.*

This information is provided under item #22 under PUD Notes.

15. *Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.*

The open space areas will have amenities such as a playground, a shade structure, and a gazebo, as outlined in the land plan.

16. *The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.*

The project will develop in accordance with the environmental assessment for the site, per item #20 under PUD Notes.

17. *Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.*

This development has coordinated with property to south for development of both driveways and an interconnected trail system. In addition, with the development immediately adjacent to the high school, this development will provide a variety of dwelling units.

18. *The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.*

This information has been provided under item #10 under PUD Data Tables.

19. *The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.*

This information is provided in the land plan exhibit, including the extension of the north-south collector.

20. *The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.*

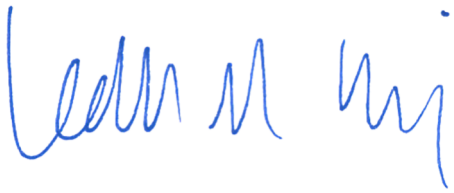
This information has been provided in the land plan and under PUD Data Tables, item #6.

21. *Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.*

This information has been provided in the land plan and under PUD Data Tables, item #8.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely



Leah M. Bojo

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, May 9, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The PUD should have a name.~~

~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

~~4. No secondary access for the site was provided.~~

~~5. The typical PUD notes were not included with the submittal.~~

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~

~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~

~~10. Will any parkland be dedicated to the City?~~

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~

~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~

~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.

~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.

~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~

~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

22. Please provide a copy of the land plan that is referenced in the comment responses.

23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.

24. The proposed collector roadway needs to be realigned to the west.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroup.com

July 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued May 9th, 2022, and our design team response to each.

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

These items have been updated in the PUD document. The P&Z Chairperson signature block has the corrected name of Julie Leonard. The Mayor signature block has the corrected name of is Dr. Christopher Harvey.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.

A variances table has been added into the PUD plan document.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%

Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

Understood. The plan has been updated such that all lots have a minimum frontage of 50 feet in width (unless on a knuckle). The lot layout was amended to remove all lots that had 40 feet of roadway frontage.

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

The commercial portion depth has been dimensioned and called out in the PUD. Usable site area for commercial is provided in the Land Uses table under #1. Commercial has a total land area of 2.6 acres and represents 3% of the total development area. The commercial area is 300 feet deep from anticipated right-of-way.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Yes, the park areas will have amenities. Those are listed below and described in the PUD document with a referenced location under #7.

NATURE PRESERVE

1. **5’ concrete sidewalk (Site Connectivity)**
2. **Benches (300’ Approximate Spacing)**

PARK A

1. **(1) Shade Structure**
2. **(1) 2-5 yrs. Playground Structure**
3. **(1) 5-12 yrs. Playground Structure**
4. **(1) Swing Set**
5. **(2) Independent Play Equipment**
6. **5’ concrete sidewalk (Site Connectivity)**
7. **(1) Trash Receptacle**
8. **(2) Picnic Tables**
9. **(2) Benches**
10. **(1) Pet Waste Station**

TRAIL

1. **5’ concrete sidewalk (Site Connectivity)**
2. **Benches (300’ Approximate Spacing)**

PARK B

1. **5’ concrete sidewalk (Site Connectivity)**
2. **(1) Gazebo**
3. **(1) Retention Pond Fountain**

4. **Benches (300' Approximate Spacing)**
5. **Trash Receptacles (300' Approximate Spacing)**

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.

This document is included as an attachment to this comment response. See attachment.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.

Proposed Streets will be included and shown on the Preliminary Plan at the time of submittal.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Information required to demonstrate the adequacy of water, drainage, sewage facilities, and other necessary utilities will be provided to the City. As this PUD document is limited in the scope of what can be shown, we would propose that adequacy of utilities be demonstrated within the Public Improvements Construction Plans that will need to be submitted and approved by the City of Manor.

22. Please provide a copy of the land plan that is referenced in the comment responses.

This statement was in reference to the image at the top left in the PUD document itself, which reflects land uses, right-of-way widths, etc.

23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.

We propose to meet parkland requirements by paying the base amount parkland fee. Further, since our previous submittal, we have coordinated with City staff in regard to a lot for needed City water infrastructure and improvements.

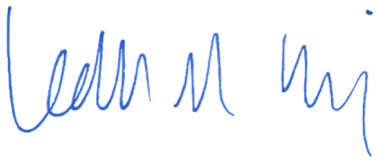
24. The proposed collector roadway needs to be realigned to the west.

The roadway has been realigned further west to both accommodate the existing resident north of our site and to align with the design of the North-South Collector being constructed by the KB Homes site to our northeast.

In addition to this updated submittal, we are providing you with the Development Agreement which contains language for concurrent processing, as well as language outlining the process between the traffic impact analysis (TIA) and subdivision improvements.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Approximately 92.95 Acres

0 Gregg Lane

Manor, Travis County, Texas

DATE: JANUARY 19, 2021

PROJECT: 20-1178

DOC NO.: REP-20-1178-001 REV 0

PREPARED FOR:

SVAG Investments, LLC

101 Parklane Boulevard, Suite 102

Sugar Land, Texas 77478

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Austin, Texas 78746

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Document Production / Revision Status						
Rev	**Description**	**Date**	**Contributors**	**Author**	**Technical Review**	**Internal Standards Review**
0	Internal Draft	1/19/2021	Robert W. Thornton	☒	☒	☐
			Kathryn O'Gorman, P.G.	☐	☒	☒
			Thomas Kirby	☐	☐	☒

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ABBREVIATIONS

AMSL	Above Mean Sea Level
AST	Above Ground Storage Tank
ASTM	American Society of Testing and Materials
BER	Business Environmental Risk
BSA	TCEQ Brownfields Database (BSA)
CORRACTS	Corrective Action
CREC	Controlled Recognized Environmental Condition
EPA	United States Environmental Protection Agency
ESA	Environmental Site Assessment
ESE	Environmental Science and Engineering Partners, LLC
FEMA	Federal Emergency Management Agency
HREC	Historical Recognized Environmental Condition
GIS	Geographic Information System
LPST	Leaking Petroleum Storage Tank
LQG	Large Quantity Generator
MSWLF	Texas Municipal Solid Waste Landfills
NON-CORRACTS	Non- Corrective Action
PCB	Polychlorinated Biphenyls
PST	Petroleum Storage Tank
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RRC	Railroad Commission of Texas
SQG	Small Quantity Generator
TCEQ	Texas Commission on Environmental Quality
USGS	United States Geological Survey
VSQG	Very Small Quantity Generator

EXECUTIVE SUMMARY

Environmental Science and Engineering Partners, LLC (ESE) has conducted a Phase I Environmental Site Assessment (ESA) on behalf of SVAG Investments, LLC for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas (the Site). The Phase I ESA was performed in accordance with the ASTM E 1527-13 guidance document, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The Phase I ESA included: (a) a historical records review; (b) a regulatory agency records review; and (c) a walk-through Site inspection and drive-by reconnaissance of the surrounding area. The following summarizes ESE's significant findings.

Findings

The Site, located at 0 Gregg Lane and 14812 North FM Road 973, consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. According to historical information reviewed, the Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. Based upon the records review, Site reconnaissance, and information obtained through various interviews and inquiries, ESE did not identify any known or suspect *recognized environmental conditions (RECs)* (including vapor concerns), *historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs),* or *de minimis* conditions in connection with the Site.

Opinion

It is the opinion of ESE that no *RECs, HRECs,* or *CRECs* exist in connection with the Site.

Conclusions

ESE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas (the Site). Any exceptions to, or deletions from, this practice are described in ***Section 8*** of this report. This assessment has revealed no evidence of *RECs, HRECs,* or *CRECs* in connection with the Site.

1 INTRODUCTION

Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, retained ESE to conduct a Phase I ESA for the property located at 0 Gregg Lane in Manor, Travis County, Texas. The scope of work for this ESA was detailed in ESE's proposal (PROP-20-1178-001 Rev 0), dated December 28, 2018.

1.1 Purpose

The purpose of the Phase I ESA is to identify any "recognized environmental conditions" associated with the Site as defined in the ASTM guidance, ASTM E 1527-13. Recognized environmental conditions include the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. Recognized environmental conditions also include hazardous substances or petroleum products even under conditions in compliance with environmental laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. In accordance with ASTM E 1527-13, the following non-scope considerations are not included in this Phase I ESA unless otherwise discussed within the report: asbestos-containing materials; biological agents; cultural and historic resources; ecological resources; endangered species; health and safety; indoor air quality unrelated to releases of hazardous substances or petroleum products; industrial hygiene; lead-based paint; lead in drinking water; mold; radon; regulatory compliance; and wetlands.

1.2 Detailed Scope-of-Services

ESE conducted the following scope of work for the ESA:

- Walk-through Site inspection;
- Drive-by observation of adjacent properties and the Site vicinity;
- Federal and State regulatory agency environmental database reviews;
- Review of aerial photographs;
- Review of historic documents from local agencies;
- Review of historic documents from the user and/or Site owner;
- Site history/land use review; and
- Report preparation including conclusions.

1.3 Significant Assumptions

Significant assumptions concerning environmental issues associated with the Site have not been made.

1.4 Data Gaps

ESE has not received a completed Owner/Occupant Inquiry. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC. Additionally, aerial photographic coverage was not available for the decade of 1940 – 1949. No other data gaps exist for this Phase I ESA.

1.5 Limitations and Exceptions of Assessment

Specific to this Phase I ESA, the lack of evidence of the presence of hazardous materials following completion of the tasks of a reasonable and mutually agreed-upon scope-of-work does not guarantee the absence of such materials; rather, it only indicates that none were found as a result of the services provided. A warranty or guarantee regarding the presence or absence of hazardous materials that could potentially affect the Site is not provided. ESE has provided reasonable professional judgment of possible hazardous materials issues and has performed the agreed-upon services in accordance with standardized guidelines for conducting Phase I ESAs.

1.6 Special Terms and Conditions

This ESA cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions associated with the Site. Performance of the ESA is intended to significantly reduce, but not eliminate, uncertainty regarding the potential for such conditions.

This report does not constitute an appraisal of value or legal opinion, and ESE makes no representations or warranties of the fitness of the property for any specific use or value. ESE assumes no responsibility for the client's, or a third party's, misinterpretation of or improper use of this report.

1.7 User Reliance

This ESA was prepared for the sole use of SVAG Investments, LLC and their respective affiliates, investors, attorneys, and lenders. No other party should rely on the information contained herein without prior written consent of ESE and SVAG Investments, LLC.

2 SITE DESCRIPTION

2.1 Site Location and Legal Description

The Site (***Figures 1*** and ***2***) is located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas and consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. The following information for the Site was obtained from the Travis Central Appraisal District (Travis CAD):

Property ID	Owner Name / Mailing Address	Legal Description	Property Address	Land Area (Acres)	Building Area (Square Feet)
259074	James T Lutz & Alexandra Carrillo 14812 FM 973 N Manor, TX 78653	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)	14812 N FM RD 973 Manor, TX 78653	40.905	2,075
259066	Alexandra Carrillo & James T Lutz et al 14812 FM 973 N Manor, TX 78	ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)	Gregg Ln Manor, TX 78653	60.292	761

Note that the Site consists of approximately 92.95 acres out of the 101.197 acres described above. Copies of Travis CAD documents are included in ***Appendix A***.

2.2 Site and Vicinity Characteristics

The Site consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. The surrounding properties are predominantly agricultural crop or pastureland.

2.3 Current Use of the Property

At the time of the reconnaissance, the Site was primarily undeveloped woodland and agricultural cropland, with four (4) agricultural barns, that utilized the Site for wildlife preserve and agricultural purposes.

2.4 Site Improvements

The Site is improved with four (4) agricultural barn structures.

2.5 Current Uses of Adjoining Property

Adjoining property uses are detailed in the following table.

Direction	Property Uses
Northeast	Agricultural land (No Addresses), single-family residence (14812 FM 973), and Manor Senior High School (14832 FM 973)
Southeast	Agricultural land (No Addresses)
Southwest	Right-of-way for Gregg Lane, followed by agricultural land (No Addresses)
Northwest	Wilbarger Creel followed by agricultural land (No Addresses)

3 USER PROVIDED INFORMATION

3.1 Valuation Reduction for Environmental Issues

ESE provided Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, with a User Questionnaire to be completed and returned. Mr. Kaschak is not aware of any valuation reduction for environmental issues. A copy of the completed User Questionnaire is included in ***Appendix E***.

3.2 Owner, Property Manager, and/or Occupant Information

ESE provided Mr. Jim Lutz, Site owner, with an Owner/Occupant Inquiry to be completed and returned. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. A copy of a blank Owner/Occupant Inquiry is included in ***Appendix E***.

3.3 Previous Environmental Report

No previous environmental reports were provided to ESE for review.

3.4 Reason for Performing the Phase I ESA

The Phase I ESA was performed to identify potential recognized environmental conditions at the Site as defined by ASTM guidance document E-1527-13.

4 RECORDS REVIEW

Information pertaining to regulated facilities within the ASTM specified search radii of the Site is contained in the EDR Radius Map Report. The EDR report includes information obtained from EPA electronic databases, State of Texas electronic databases, and other readily available information sources. ESE reviewed the information contained in the EDR database report for regulated sites in the vicinity of the Site that have reported problems with potentially hazardous substances or are known to handle potentially hazardous substances. A brief summary of the EDR database report accompanied by an explanation of each regulatory database list is presented below. The complete EDR database report is included in ***Appendix B***.

4.1 ASTM Standard Federal and State Regulatory Database Facilities

The ASTM standard federal and state database search performed by EDR included a search of the following ASTM standard federal and state databases:

Database	Acronym	Search Radius (miles)	Identified Within Search Radius
National Priority List	NPL	1.0	0
Proposed National Priority List Sites	Proposed NPL	1.0	0
Federal Superfund Liens	NPL Liens	Site only	0
National Priority List Deletions	Delisted NPL	1.0	0
Federal Facility Site Information Listing	FEDERAL FACILITY	0.5	0
Superfund Enterprise Management System	SEMS	0.5	0
CERCLIS No Further Remedial Action Planned	SEMS-ARCHIVE	0.5	0
Corrective Action Report	CORRACTS	1.0	0
RCRA – Treatment, Storage, and Disposal	RCRA-TSDF	0.5	0
RCRA – Large Quantity Generators	RCRA-LQG	0.25	0
RCRA – Small Quantity Generators	RCRA-SQG	0.25	0
RCRA – Very Small Quantity Generators	RCRA-VSQG	0.25	0
Land Use Control Information System	LUCIS	0.5	0
Engineering Controls Sites List	US ENG CONTROLS	0.5	0
Sites with Institutional Controls	US INST CONTROL	0.5	0
Emergency Response Notification System	ERNS	Site only	0

State Superfund Registry	SHWS	1.0	0
Permitted Solid Waste Facilities	SWF/LF	0.5	0
Hurricane Harvey Temporary Debris Management Sites	DEBRIS	0.5	0
Closed Landfill Inventory	CLI	0.5	0
Commercial Hazardous & Solid Waste Management Facilities	WASTEMGT	Site only	0
Leaking Underground Storage Tanks on Indian Land	INDIAN LUST	0.5	0
Leaking Petroleum Storage Tank Listing	LPST	0.5	0
Underground Storage Tank Listing	FEMA UST	0.25	0
Petroleum Storage Tank Database	UST	0.25	0
Petroleum Storage Tank Database	AST	0.25	0
Underground Storage Tanks on Indian Land	INDIAN UST	0.25	0
Sites with Controls	AUL	0.5	0
Voluntary Cleanup Priority Listing	INDIAN VCP	0.5	0
Voluntary Cleanup Program Database	VCP	0.5	0
Brownfields Site Assessments	BROWNFIELDS	0.5	0

4.2 Additional Environmental Records

The Additional Environmental Records search performed by EDR included a search of the following additional environmental databases:

Database	Acronym	Search Radius (miles)	Identified Within Search Radius
A Listing of Brownfields Sites	US BROWNFIELDS	0.5	0
Recycling Facility Listing	SWRCY	0.5	0
Report on the Status of Open Dumps on Indian Lands	INDIAN ODI	0.5	0
Open Dump Inventory	ODI	0.5	0
Torres Martinez Reservation Illegal Dump Site Locations	DEBRIS REGION 9	0.5	0
Open Dumps on Indian Land	IHS OPEN DUMPS	0.5	0
National Clandestine Laboratory Register	US HIST CDL	Site only	0
Dry Cleaner Remediation Program Prioritization List	PRIORITY CLEANERS	0.5	0
Deleted Superfund Registry Sites	DEL SHWS	1.0	0
Clandestine Drug Labs	US CDL	Site only	0
Environmental Liens Listing	HIST LIENS	Site only	0
Environmental Liens Listing	LIENS	Site only	0
CERCLA Lien Information	LIENS 2	Site only	0
Hazardous Materials Information Reporting System	HMIRS	Site only	0
Emergency Response Data	SPILLS	Site only	0
Spills 90	SPILLS 90	Site only	0
Spills 80	SPILLS 80	Site only	0
RCRA – Non Generators/No Longer Regulated	RCRA-NonGen/NLR	0.25	0
Formerly Used Defense Sites	FUDS	1.0	0
Department of Defense Sites	DOD	1.0	0
State Coalition for Remediation of Drycleaners Listing	SCRD DRYCLEANERS	0.5	0
Financial Assurance Information	US FIN ASSUR	Site only	0

EPA Watch List	EPA WATCH LIST	Site only	0
2020 Corrective Action Program List	2020 COR ACTION	0.25	0
Toxic Substances Control Act	TSCA	Site only	0
Toxic Chemical Release Inventory System	TRIS	Site only	0
Section 7 Tracking Systems	SSTS	Site only	0
Records of Decision	ROD	1.0	0
Risk Management Plans	RMP	Site only	0
RCRA Administrative Action Tracking System	RAATS	Site only	0
Potentially Responsible Parties	PRP	Site only	0
PCB Activity Database System	PADS	Site only	0
Integrated Compliance Information System	ICIS	Site only	0
Federal Insecticide Fungicide & Rodenticide Act/Toxic Substance Control Act Tracking System	FTTS	Site only	0
Material Licensing Tracking System	MLTS	Site only	0
Steam-Electric Plan Operation Data	COAL ASH DOE	Site only	0
Coal Combustion Residues Surface Impoundments List	COAL ASH EPA	0.5	0
PCB Transformer Registration Database	PCB TRANSFORMER	Site only	0
Radiation Information Database	RADINFO	Site only	0
Federal Insecticide Fungicide & Rodenticide Act/Toxic Substance Control Act Tracking System Administrative Case Listing	HIST FTTS	Site only	0
Incident and Accident Data	DOT OPS	Site only	0
Superfund (CERCLA) Consent Decrees	CONSENT	1.0	0
Indian Reservations	INDIAN RESERV	1.0	0
Formerly Utilized Sites Remedial Action Program	FUSRAP	1.0	0
Uranium Mill Tailings Sites	UMTRA	0.5	0
Lead Smelter Sites	LEAD SMELTERS	Site only	0
Aerometric Information Retrieval System Facility Subsystem	US AIRS	Site only	0
Mines Master Index File	US MINES	0.25	0
Abandoned Mines	ABANDONED MINES	0.25	0
Facility Index System/Facility Registry System	FINDS	Site only	0
Unexploded Ordnance Sites	UXO	1.0	0

Enforcement & Compliance History Information	ECHO	Site only	0
Hazardous Waste Compliance Docket Listing	DOCKET HWC	Site only	0
EPA Fuels Program Registered Listing	FUELS PROGRAM	0.25	0
Current Emission Inventory Data	AIRS	Site only	0
Affected Property Assessment Report Site Listing	APAR	Site only	0
Asbestos Notification Listing	ASBESTOS	Site Only	0
Coal Ash Disposal Sites	COAL ASH	0.5	0
Drycleaner Registration Database Listing	DRYCLEANERS	0.25	0
Edwards Aquifer Permits	ED AQUIF	Site only	0
Notice of Violations Listing	ENF	Site only	0
Financial Assurance Information Listing	FINANCIAL ASSURANCE	Site only	0
Groundwater Contamination Cases	GCC	Site only	0
Industrial & Hazardous Waste Database	Ind. Haz Waste	0.25	0
Industrial & Hazardous Waste Corrective Action Database	IHW CORR ACTION	0.25	0
PST Stage 2	PST STAGE 2	0.25	0
Compliance History Listing	COMP HIST	Site only	0
Innocent Owner/Operator Program	IOP	Site only	0
Municipal Settings Designations Database	MSD	0.5	0
NPDES Permit Listing	NPDES	Site only	0
Radioactive Waste Sites	RWS	Site only	0
Tier 2 Chemical Inventory Reports	TIER 2	Site only	0
Underground Injection Wells Database Listing	UIC	Site only	0
EDR Proprietary Manufactured Gas Plants	EDR MGP	1.0	0
EDR Exclusive Historic Auto Stations	EDR Hist Auto Stat	0.25	0
EDR Exclusive Historic Dry Cleaners	EDR US Hist Cleaners	0.25	0
Recovered Government Archive Solid Waste Facilities List	RGA HWS	Site only	0
Recovered Government Archive Solid Waste Facilities List	RGA LF	Site only	0

4.2.1 Orphan Sites

No Orphan Sites (sites with poor or inadequate address information which cannot be mapped by EDR's automated system) were located within the Site vicinity.

4.3 Vapor Encroachment Screen

ESE utilized EDR's Vapor Encroachment Worksheet to identify the potential for vapor encroachment conditions at the Site and surrounding properties. Based on ESE's review of listings from federal and state electronic databases and other readily available information sources, vapor encroachment is not expected to have affected the Site. The EDR Vapor Encroachment Screen report is included in ***Appendix K***.

4.4 History of Property Use

The Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. The following records were reviewed in order to assess historical property use.

4.4.1 Review of Historical Aerial Photographs

Historical aerial photographs were utilized to assess historic Site and Site vicinity land use and to identify potential areas of environmental concern. In general, one (1) aerial photograph was obtained for the Site for each of the preceding six (6) decades.

ESE reviewed the aerial photographs to identify historical land use for the Site and surrounding areas and to identify any visible potential areas of concern such as distressed vegetation, storage tanks, surface impoundments, pipelines, energy exploration and production activities, or uncontrolled garbage or waste disposal. No indications of environmental issues at the Site were noted upon a review of the historical aerial photographs. A summary of the observations made by ESE during the historical aerial photograph review is presented in attached ***Table 1***. Copies of the historical aerial photographs are included in ***Appendix C***.

4.4.2 Review of Historical Topographic Maps

Historical topographic maps were reviewed to assess historic Site and Site vicinity land use and to identify potential areas of environmental concern. Historical topographic maps from 1968, 1973, 1987, and 2019 were utilized to assess historic Site and vicinity land use and to identify potential areas of environmental concern. The following table summarizes the historical topographic map review findings.

Topographic Map Year	Comments
1968	The Site is depicted as undeveloped land with one (1) residential structure and three (3) barns. The surrounding area is depicted as undeveloped and agricultural land, with limited residential and agricultural structures.
1973	The Site and surrounding area remain relatively unchanged since 1968.
1987	The Site and surrounding area remain relatively unchanged since 1973.
2019	The Site and surrounding area remain relatively unchanged since 1987, with the exception structures are not depicted on the map.

No items of apparent environmental concern were noted. Copies of topographic maps are included in ***Appendix D***.

4.4.3 Review of Oil, Gas and Pipeline Data

ESE reviewed information made available through the Railroad Commission of Texas (RRC) Public Geographic Information System (GIS) to determine whether or not oil and gas exploration/production activities have ever taken place within the Site boundaries and to identify the existence of possible onsite pipelines. According to the RRC GIS, there is no evidence of pipelines or oil and gas exploration/production activities within the Site boundaries. A copy of the RRC GIS map is included in ***Appendix J***.

4.4.4 Environmental Liens

ESE reviewed data provided within the EDR Radius Report regarding activity and use limitations (AULs), historical environmental liens listings, and TCEQ liens placed against State and Federal Superfund sites filed with the TCEQ and Federal CERCLA liens filed at the EPA. A copy of the EDR Radius Report is included in ***Appendix B***. No environmental liens or AULs filed with the TCEQ or EPA were found in connection with the Site.

ESE has not conducted a review of recorded land title records or a judicial review and has left this obligation to the user. The completed User Questionnaire indicates that no environmental liens or AULs are known to be connected with the Site. A copy of the completed questionnaire is included in ***Appendix E***. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC.

4.4.5 Review of Sanborn Maps

ESE reviewed a Sanborn Map report provided by EDR. Sanborn Map coverage was not available for the immediate Site vicinity. A copy of the EDR Sanborn Map Report is included in ***Appendix I***.

4.4.6 Review of City Directories

ESE reviewed a City Directory Report for the Site and surrounding area prepared by EDR. A city directory was searched approximately every five (5) years back to 1958. The following tables indicate historical uses of interest for the Site and surrounding properties. A copy of the EDR City Directory Report is included in ***Appendix L***.

Year(s)	0 Gregg Lane, 14812 FM 973 North
2005	Residential Listing (14812 FM 973 North)
2010	Residential Listing (14812 FM 973 North)
2014	Residential Listing (14812 FM 973 North)

2017	Residential Listing (14812 FM 973 North)

The northern parcel of the Site is proposed to be subdivided off from a parent parcel addressed at 14812 FM 973 North. The listings for 14812 FM 973 North correspond to the single-family residence adjacent northeast of the Site. There are no available listings for Gregg Lane.

Year(s)	Adjacent Northeast – 14812, 14832 FM 973 North
2005	Residential Listing (14812 FM 973 North)
2010	Residential Listing (14812 FM 973 North)
2014	Residential Listing (14812 FM 973 North)
	Manor Independent School District (14832 FM 973 North)
2017	Residential Listing (14812 FM 973 North)
	Manor Independent School District (14832 FM 973 North)

Based on historical use, properties to the adjacent northeast of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Southeast – No Address
N/A	No Listings

Based on historical use, properties to the adjacent east of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Southwest – No Address
N/A	No Listings

Based on historical use, properties to the adjacent south of the Site do not present an environmental concern to the Site.

Year(s)	Adjacent Northwest – No Address
N/A	No Listings

Based on historical use, properties to the adjacent west of the Site do not present an environmental concern to the Site.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Site was assessed by a walk-through inspection. Only visually observable conditions were noted; therefore, an evaluation of subsurface conditions was not included in the assessment.

5.2 General Site Setting

The Site is comprised of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns, located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas.

5.3 Site Reconnaissance

Mr. Robert W. Thornton, Staff Environmental Scientist II with ESE, conducted a reconnaissance of the Site on January 11, 2021. The objective of the Site reconnaissance was to determine if visually observable indications of *RECs* exist at the Site or in the areas immediately surrounding the Site. Photographic documentation collected during the Site reconnaissance is presented in ***Appendix F***. The findings of the Site reconnaissance are presented in the following sections.

The Site was accessed from the east via an access driveway that spurs off of FM 973 North and south via an access driveway that spurs off of Gregg Lane. The Site was improved with four (4) agricultural barn structures. ESE observed one (1) 500-gallon empty AST (presumed former diesel fuel containing) along the western side of an agricultural barn. Additionally, ESE observed routine quantities (5 gallons or less) of automobile maintenance chemicals, such as petroleum products and paints, located in the barns. No surface staining or stressed vegetation was observed in the vicinity of these chemical storage areas or empty AST.

ESE observed former water cisterns near the barns and the tops of septic tanks in the vicinity of the former residence in the southern portion of the Site. ESE did not observe any indications of break-out or seep near the septic tanks.

The majority of the Site was undeveloped woodland or agricultural cropland.

There were no indications, visual or otherwise, of conditions that appeared to present an environmental concern to the Site.

A site map is available as ***Figure 2***.

5.4 Topography and Surface Water Characteristics

According to the 2019 Pflugerville East, Texas 7.5-minute United States Geological Survey (USGS) Topographic Quadrangle Map, the Site is located at an elevation range of approximately

525- through 595-feet Above Mean Sea Level (AMSL). The topographic map of the Site is included in ***Appendix D***.

5.5 Stormwater Runoff and Drainage Paths

Stormwater runoff appears to be directed by overland flow toward Wilbarger Creek located adjacent to the northwestern boundary of the Site.

5.6 Flood Potential

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map (FIRM) Number FM48491C0675F, western portions of the Site are located within the 100-year floodplain. The FEMA map of the Site is included in ***Appendix H***.

5.7 Nearest Surface Water

The nearest surface water bodies are four (4) ponds located on the Site.

5.8 Wetlands

A wetlands assessment was not included in the scope of work for the Phase I ESA.

5.9 Regional Geologic Characterization

According to the 2007 Geologic Database of Texas, published by the USGS, the uppermost geologic formations in the area of the Site consists of the Navarro and Taylor Groups undivided and Quaternary high gravel deposits. A geologic map of the Site is attached in ***Appendix G***.

5.10 Regional Hydrogeology

According to the Texas Water Development Board description of major aquifers posted on their official web page, the Site is located over the Northern Portion of the Trinity Aquifer System. *The Trinity Aquifer is a major aquifer that extends across much of the central and northeastern part of the state. It is composed of several smaller aquifers contained within the Trinity Group. Although referred to differently in different parts of the state, they include the Antlers, Glen Rose, Paluxy, Twin Mountains, Travis Peak, Hensell, and Hosston aquifers. These aquifers consist of limestones, sands, clays, gravels, and conglomerates. Their combined freshwater saturated thickness averages about 600 feet in North Texas about 1,900 feet in Central Texas.*

In general, groundwater is fresh but very hard in the outcrop of the aquifer. Total dissolved solids increase from less than 1,000milligrams per liter in the east and southeast to between 1,000 and

5,000 milligrams per liter, or slightly to moderately saline, as the depth to the aquifer increases. Sulfate and Chloride concentrations also tend to increase with depth.

The aquifer is one of the most extensive and highly used groundwater resources in Texas. Although its primary use is for municipalities, it is also used for irrigation, livestock, and other domestic purposes. Some of the state's largest water level declines, ranging from 350 to more than 1,000 feet, have occurred in counties along the IH-35 corridor from McLennan County to Grayson County. These declines are primarily attributed to municipal pumping, but they have slowed over the past decade as a result of increasing reliance on surface water.

5.11 Site Inspection Summary

The Site is currently undeveloped land, agricultural land, and three (3) agricultural barns.

ASTM E-1527-13 requires several conditions to be investigated, in addition to the conditions previously addressed in this report. No indications of the following conditions were observed on the Site at the time of the reconnaissance:

- Obvious Odors
- Evidence of Landfills, Dumping or Burial Activities
- Evidence of Air Emissions or Wastewater Discharge
- Evidence of Industrial or Manufacturing Activities
- Monitor Wells or Remedial Activities
- Evidence of Leachate or Seeps
- Evidence of Distressed, Discolored or Stained Vegetation
- Evidence of Chemical Spills or Releases
- Evidence of Groundwater and Surface Water Contamination
- Production or Refinery Activities
- Evidence of Farm Waste Concerns
- Discharges, Leachate, Migration or Runoff of Potential Contaminants from Offsite Sources
- UST Systems
- Heavy Equipment
- Railroad Lines
- Miscellaneous Waste and Equipment
- Onsite Regulated Substances
- Other Known or Environmentally Sensitive Conditions

6 INTERVIEWS

In compliance with the "*all appropriate inquiry*" requirements of ASTM E 1527-13 and to qualify for Landowner Liability Protections (LLP), ESE provided Mr. Jim Lutz, Site owner, with an Owner/Occupant Inquiry to be completed and returned. ESE has not received a completed Owner/Occupant Inquiry as of the date of this report. A copy of a blank Owner/Occupant Inquiry is included in ***Appendix E***.

In compliance with the "*all appropriate inquiry*" requirements of ASTM E 1527-13 and to qualify for Landowner Liability Protections (LLP), ESE provided Mr. John Kaschak, Director of Acquisitions with SVAG Investments, LLC, with a User Questionnaire to be completed and returned. Mr. Kaschak is not aware of any environmental issues associated with the Site. A copy of the completed User Questionnaire is included in ***Appendix E***.

A letter requesting a review of records associated with the Site was sent via e-mail to the Travis County Attorney on January 7, 2021. In an email dated January 15, 2021, Ms. Karel Marcias, Legal Secretary at the Travis County Sheriff's Office, indicated that she did not locate any investigation reports, letters of correspondence, or any other sort of documents pertaining to the Site upon a search of the Travis County files. If records are received which significantly alter the findings of this report, a revised Phase I ESA will be submitted to SVAG Investments, LLC. Copies of the letters are included in ***Appendix M***.

7 FINDINGS AND CONCLUSIONS

ESE has conducted a Phase I ESA on behalf of SVAG Investments, LLC for the property located at 0 Gregg Lane and 14812 North FM Road 973 in Manor, Travis County, Texas. The Phase I ESA was performed in accordance with the ASTM E 1527-13 guidance document, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I ESA included: (a) a historical records review; (b) a regulatory agency records review; and (c) a walk-through Site inspection and drive-by reconnaissance of the surrounding area. The following summarizes ESE's significant findings.

7.1 Findings

The Site, located at 0 Gregg Lane and 14812 North FM Road 973, consists of approximately 92.95 acres of undeveloped land, agricultural land, and four (4) agricultural barns. According to historical information reviewed, the Site has been undeveloped land and agricultural land, with agricultural barns in the southeastern portion of the Site since at least 1951. Additionally, a former single-family residence was located in the vicinity of the agricultural barns from at least 1951 through 1988. Based upon the records review, Site reconnaissance, and information obtained through various interviews and inquiries, ESE did not identify any known or suspect *recognized environmental conditions (RECs)* (including vapor concerns), *historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs),* or *de minimis* conditions in connection with the Site.

7.2 Opinion

It is the opinion of ESE that no *RECs, HRECs,* or *CRECs* exist in connection with the Site.

7.3 Conclusions

ESE has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-13 for the property located at 0 Gregg Lane in Manor, Travis County, Texas (the Site). Any exceptions to, or deletions from, this practice are described in ***Section 8*** of this report. This assessment has revealed no evidence of *RECs, HRECs,* or *CRECs* in connection with the Site.

8 DEVIATIONS

No deviations or deletions to ASTM E 1527-13 are listed for the Phase I ESA.

9 REFERENCES

ESE does not warrant the data of regulatory agencies or other third parties supplying information used in the preparation of this report. Documents and commercial information services used in the preparation of this report, as listed below, are all current as most recently published.

DOCUMENTS

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“United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series.” United States Department of the Interior, 1973. Web 18 Jan. 2021. <http://tin.er.usgs.gov/geology/state/texas>.

“United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series.” United States Department of the Interior, 1987. Web 18 Jan. 2021. <http://tin.er.usgs.gov/geology/state/texas>.

“United States Geological Survey, Pflugerville East Quadrangle, Texas 7.5 Minute Series.” United States Department of the Interior, 2019. Web 18 Jan. 2021. <http://tin.er.usgs.gov/geology/state/texas>.

COMMERCIAL SERVICES

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. Certified Sanborn Map Report. Inquiry Number 6323565.3. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR Aerial Photo Decade Package. Inquiry Number 6323565.5. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR City Directory Abstract. Inquiry Number 6323565.8. January 18, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR Radius Map Report. Inquiry Number 6323565.2s. January 7, 2021.

EDR Report. 2021. *Approximately 92.95 Acres, 14812 N FM 973 RD, MANOR, TX 78653*. The EDR Vapor Encroachment Screen Report. Inquiry Number 6323565.2s. January 11, 2021.

10 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

APPROXIMATELY 92.95 ACRES

0 GREGG LANE AND 14812 NORTH FM ROAD 973

MANOR, TRAVIS COUNTY, TEXAS

JANUARY 19, 2021

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR. We have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the Site. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Mr. Robert W. Thornton

Staff Environmental Scientist II



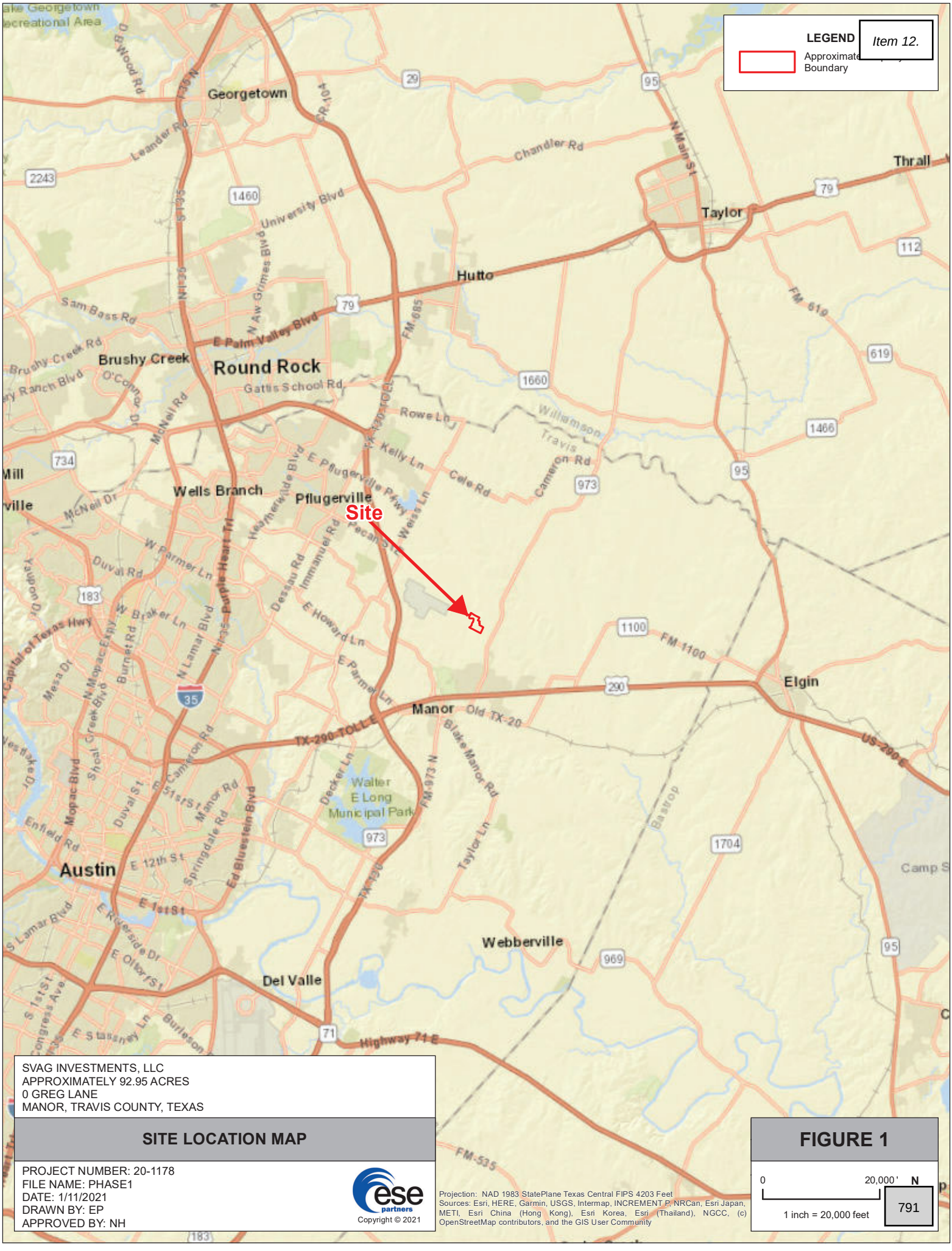
Ms. Kathryn O'Gorman, P.G.

Senior Geologist

11 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Please refer to ***Appendix N*** for resumes of key personnel who have contributed to the completion of this project.

FIGURES



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

SITE LOCATION MAP

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

FIGURE 1

0 20,000' N
1 inch = 20,000 feet
791



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

SITE MAP

PROJECT NUMBER: 20-1178
FILE NAME: FIGURE_2_LANDSCAPE
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Source: Aerial Imagery Provided by Google

FIGURE 2

0 500' N
1 inch = 500 feet
792

TABLES

TABLE 1
SUMMARY OF
HISTORICAL AERIAL PHOTOGRAPH OBSERVATIONS
PHASE I ESA
0 GREGG LANE

Plate Number	Date	Source	Scale (Approx.)	Observations
C-1	1951	USDA	1" = 450'	The western portion of the Site is undeveloped woodland and the eastern portion of the Site is agricultural cropland. Four (4) barns and a single-family residence are visible on the southeastern portion of the Site. Four (4) ponds are visible on-Site. The surrounding area appears to be limited single-family residential/agricultural development, undeveloped woodland, or used for agricultural purposes.
C-2	1967	USGS	1" = 450'	The Site and surrounding area remain relatively unchanged since 1951, with the exception that two (2) additional barn structures are visible in the southeastern portion of the Site and the pond in the southwestern portion of the Site is being reshaped.
C-3	1973	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 1967.
C-4	1981	NHAP	1" = 450'	The Site and surrounding area remain relatively unchanged since 1973.
C-5	1988	TXDOT	1" = 450'	The Site and surrounding area remain relatively unchanged since 1981, with the exception that the single-family residence and two (2) barns in the southeastern portion of the Site have been removed.
C-6	1995	USGS	1" = 450'	The Site and surrounding area remain relatively unchanged since 1988.
C-7	2005	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 1995.
C-8	2008	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2005.
C-9	2012	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2008.
C-10	2016	USDA	1" = 450'	The Site and surrounding area remain relatively unchanged since 2012, with the exception that the northeastern adjacent property appears to be under development with educational facilities.

Abbreviations

NHAP	National High Altitude Photography
TXDOT	Texas Department of Transportation
USDA	United States Department of Agriculture
USGS	United States Geological Survey

APPENDICES

APPENDIX A

APPRAISAL DISTRICT INFORMATION

Travis CAD

Property Search Results > 259074 LUTZ JAMES T & ALEXANDRA CARRILLO for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	259074	Legal Description:	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)
Geographic ID:	0251600212	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	14812 N F M RD 973 TX 78653	Mapsco:	
Neighborhood:	Land Region 312	Map ID:	025160
Neighborhood CD:	_RGN312		

Owner

Name:	LUTZ JAMES T & ALEXANDRA CARRILLO	Owner ID:	233410
Mailing Address:	14812 FM 973 N MANOR , TX 78653-3540	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A

(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		

(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		

(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: LUTZ JAMES T & ALEXANDRA CARRILLO

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
34	MANOR ISD	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
72	TRAVIS CO ESD NO 12	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: 1 FAM DWELLING **State Code:** E1 **Living Area:** 2075.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 3+		1930	1691.0
1/2	Half Floor	WW - 3+		1930	384.0
011	PORCH OPEN 1ST F	* - 3+		1930	42.0
011	PORCH OPEN 1ST F	* - 3+		1930	91.0
011	PORCH OPEN 1ST F	* - 3+		1930	330.0
011	PORCH OPEN 1ST F	* - 3+		1930	230.0
302	BARN FV	F-V - *		1930	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	3.5050	152677.80	0.00	0.00	N/A	N/A
2	WDLF	Wildlife	37.4000	1629144.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$55,904	$327,439	4,148	88,109	$0	$88,109
2019	$55,904	$327,439	4,059	88,020	$0	$88,020
2018	$58,145	$327,439	4,114	90,316	$0	$90,316
2017	$55,547	$327,439	4,104	87,708	$0	$87,708
2016	$55,547	$327,439	3,912	87,516	$0	$87,516

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/16/2004	SW	SPECIAL WARRANTY DEED	LUTZ JAMES T	LUTZ JAMES T & ALEXANDRA CARRILLO	00000	00000	2004009801TR
2	6/15/1977				LUTZ JAMES T	06944	00780	

Questions Please Call (512) 834-9317

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Website version: 1.2.2.30 Database last updated on: 1/7/2021 2:13 AM © N. Harris Computer Corporation

Item 12.

Property Identification #: 259074

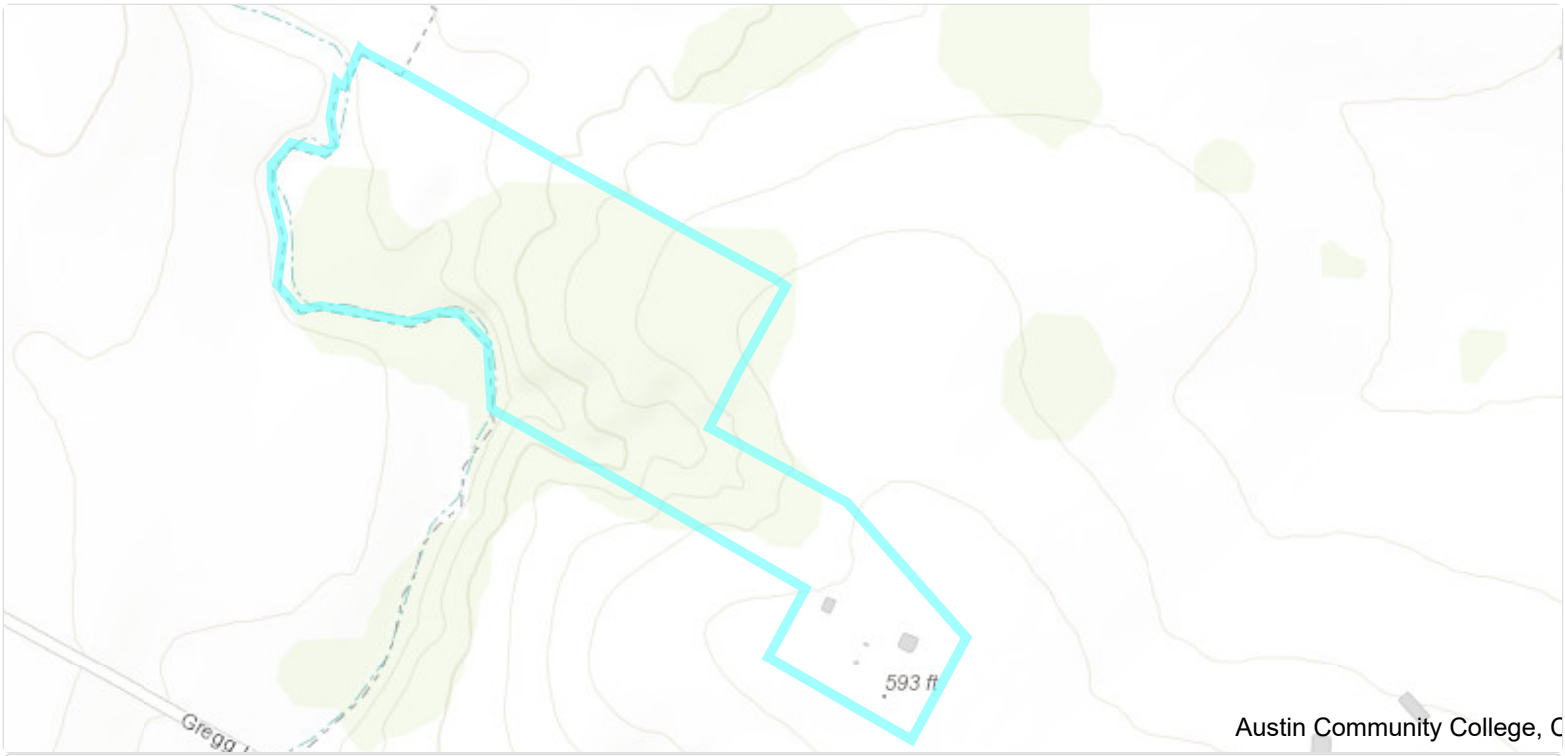
Geo ID:	0251600212
Situs Address:	
Property Type:	Real
State Code:	E1

Property Information: 2021

Legal Description:	ABS 63 SUR 62 BACON S ACR 40.9050 (1-d-1w)
Abstract:	A0063
Neighborhood:	Land Region 312
Appraised Value:	N/A
Jurisdictions:	68, 03, 34, 2J, 0A, 72

Owner Identification #: 233410

Name:	LUTZ JAMES T & ALEXANDRA CARRILLO
Exemptions:	OTHER, HS
DBA:	Null



Travis CAD Map Search

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Travis CAD

Property Search Results > 259066 CARRILLO ALEXANDRA & for Year 2021

Tax Year: 2021 - Values not available

Property

Account

Property ID:	259066	Legal Description:	ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)
Geographic ID:	0251600205	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:	
Informal Date:	
Formal Date:	

Location

Address:	GREGG LN TX	Mapsco:	
Neighborhood:	Land Region 312	Map ID:	025160
Neighborhood CD:	_RGN312		

Owner

Name:	CARRILLO ALEXANDRA &	Owner ID:	1850406
Mailing Address:	JAMES T LUTZ ETAL 14812 FM 973 N MANOR, TX 78653-3540	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(–) Ag or Timber Use Value Reduction:	–	N/A	

(=) Appraised Value:	=	N/A	
(–) HS Cap:	–	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: CARRILLO ALEXANDRA &

% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
34	MANOR ISD	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
72	TRAVIS CO ESD NO 12	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

Improvement #1: Detail Only **State Code:** E1 **Living Area:** sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
031	GARAGE DET 1ST F	WW - 3-		1910	760.0
302	BARN FV	F-V - *		1910	1.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	Dry Cropland	27.4000	1193544.00	0.00	0.00	N/A	N/A
2	WDLF	Wildlife	32.8920	1432775.52	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	$3,921	$540,170	11,632	15,553	$0	$15,553
2019	$3,922	$540,169	6,321	19,202	$0	$19,202
2018	$3,922	$540,169	6,418	19,299	$0	$19,299
2017	$3,922	$540,169	6,411	19,292	$0	$19,292
2016	$3,922	$540,169	6,086	18,967	$0	$18,967

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/13/2020	PD	PARTITION DEED	CARRILLO FAMILY PARTNERSHIP ETAL	CARRILLO ALEXANDRA &			2020120760
2	12/28/2012	SW	SPECIAL WARRANTY DEED	LUTZ JAMES T ETAL	CARRILLO FAMILY PARTNERSHIP ETAL			2013001967TR
3	9/3/2004	WD	WARRANTY DEED	SUNDBECK MARY ANN	LUTZ JAMES T ETAL			2004172226TR

Questions Please Call (512) 834-9317

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Website version: 1.2.2.30 Database last updated on: 1/7/2021 2:13 AM © N. Harris Computer Corporation

803

Item 12.

Property Identification #: 259066		Property Information: 2021		Owner Identification #: 1850406	
Geo ID:	0251600205	Legal Description:	ABS 63 SUR 62 BACON S ACR 60.2920 (1-d-1)(1-d-1w)	Name:	CARRILLO ALEXANDRA &
Situs Address:		Abstract:	A0063	Exemptions:	
Property Type:	Real	Neighborhood:	Land Region 312	DBA:	Null
State Code:	E1	Appraised Value:	N/A		
		Jurisdictions:	2J, 34, 0A, 68, 72, 03		



Travis CAD Map Search

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APPENDIX B

RADIUS MAP REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.2s
January 07, 2021

The EDR Radius Map™ Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	9
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

Latitude (North):	30.3830400 - 30˚ 22' 58.94''
Longitude (West):	97.5363350 - 97˚ 32' 10.80''
Universal Tranverse Mercator:	Zone 14
UTM X (Meters):	640632.2
UTM Y (Meters):	3361957.8
Elevation:	585 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5935019 PFLUGERVILLE EAST, TX
Version Date:	2013
South Map:	5935357 MANOR, TX
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20141021
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
14812 N FM 973 RD
MANOR, TX 78653

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION

NO MAPPED SITES FOUND

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS Engineering Controls Sites List
US INST CONTROLS Institutional Controls Sites List

Federal ERNS list

ERNS Emergency Response Notification System

State- and tribal - equivalent NPL

SHWS State Superfund Registry

State and tribal landfill and/or solid waste disposal site lists

SWF/LF Permitted Solid Waste Facilities
DEBRIS DEBRIS
CLI Closed Landfill Inventory
WASTE MGMT Commercial Hazardous & Solid Waste Management Facilities

State and tribal leaking storage tank lists

INDIAN LUST Leaking Underground Storage Tanks on Indian Land
LPST Leaking Petroleum Storage Tank Listing

State and tribal registered storage tank lists

FEMA UST Underground Storage Tank Listing
UST Petroleum Storage Tank Database
AST Petroleum Storage Tank Database
INDIAN UST Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL Sites with Controls

State and tribal voluntary cleanup sites

VCP Voluntary Cleanup Program Database
INDIAN VCP Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS Brownfields Site Assessments

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY Recycling Facility Listing
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations

EXECUTIVE SUMMARY

ODI ..... Open Dump Inventory
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
CDL ..... CDL
PRIORITYCLEANERS ..... Dry Cleaner Remediation Program Prioritization List
DEL SHWS ..... Deleted Superfund Registry Sites
US CDL ..... National Clandestine Laboratory Register
CENTRAL REGISTRY ..... CENTRAL REGISTRY
PFAS ..... PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

HIST UST ..... Historic Tank Records
NON REGIST PST ..... Petroleum Storage Tank Non Registered

Local Land Records

HIST LIENS ..... Environmental Liens Listing
LIENS ..... Environmental Liens Listing
LIENS 2 ..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System
SPILLS ..... Spills Database
SPILLS 90 ..... SPILLS 90 data from FirstSearch
SPILLS 80 ..... SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ..... RCRA - Non Generators / No Longer Regulated
FUDS ..... Formerly Used Defense Sites
DOD ..... Department of Defense Sites
SCRD DRYCLEANERS ..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ..... Financial Assurance Information
EPA WATCH LIST ..... EPA WATCH LIST
2020 COR ACTION ..... 2020 Corrective Action Program List
TSCA ..... Toxic Substances Control Act
TRIS ..... Toxic Chemical Release Inventory System
SSTS ..... Section 7 Tracking Systems
ROD ..... Records Of Decision
RMP ..... Risk Management Plans
RAATS ..... RCRA Administrative Action Tracking System
PRP ..... Potentially Responsible Parties
PADS ..... PCB Activity Database System
ICIS ..... Integrated Compliance Information System
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ..... Material Licensing Tracking System
COAL ASH DOE ..... Steam-Electric Plant Operation Data
COAL ASH EPA ..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ..... PCB Transformer Registration Database

EXECUTIVE SUMMARY

RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Current Emission Inventory Data
APAR	Affected Property Assessment Report Site Listing
ASBESTOS	ASBESTOS
COAL ASH	Coal Ash Disposal Sites
DRYCLEANERS	Drycleaner Registration Database Listing
ED AQUIF	Edwards Aquifer Permits
ENF	Notice of Violations Listing
Financial Assurance	Financial Assurance Information Listing
GCC	Groundwater Contamination Cases
IOP	Innocent Owner/Operator Program
LEAD	LEAD
Ind. Haz Waste	Industrial & Hazardous Waste Database
MSD	Municipal Settings Designations Database
NPDES	NPDES Facility List
RWS	Radioactive Waste Sites
TIER 2	Tier 2 Chemical Inventory Reports
UIC	Underground Injection Wells Database Listing
IHW CORR ACTION	IHW CORR ACTION
PST STAGE 2	PST Stage 2
COMP HIST	Compliance History Listing
MINES MRDS	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF	Recovered Government Archive Solid Waste Facilities List

SURROUNDING SITES: SEARCH RESULTS

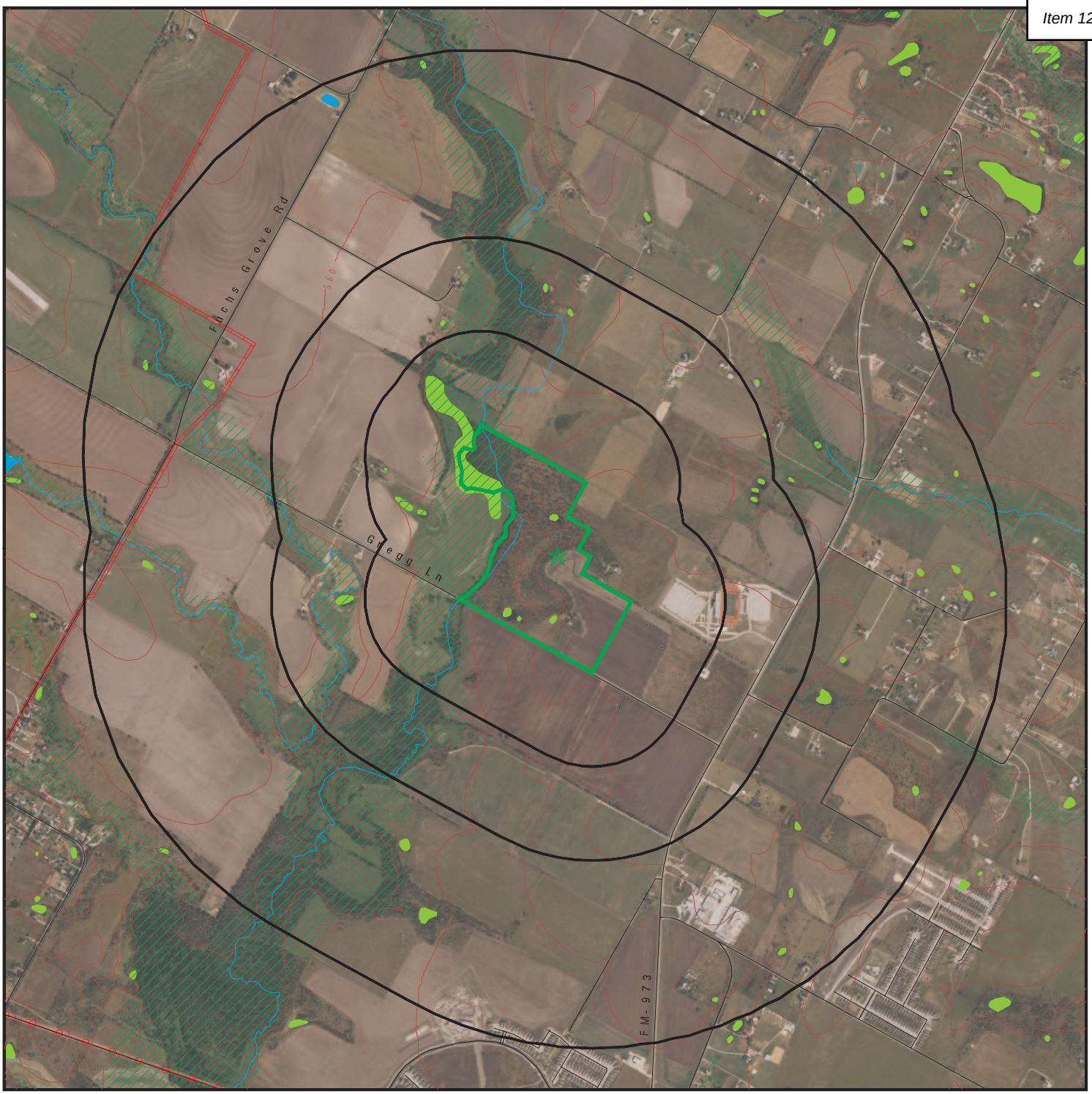
Surrounding sites were not identified.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6323565.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:34 am

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DETAIL MAP - 6323565.2S



0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:35 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
SHWS	1.000		0	0	0	0	NR	0
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
DEBRIS	0.500		0	0	0	NR	NR	0
CLI	0.500		0	0	0	NR	NR	0
WASTE MGMT	0.001		0	NR	NR	NR	NR	0
State and tribal leaking storage tank lists								
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LPST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
CENTRAL REGISTRY	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
HIST UST	0.250		0	0	NR	NR	NR	0
NON REGIST PST	0.250		0	0	NR	NR	NR	0
Local Land Records								
HIST LIENS	0.001		0	NR	NR	NR	NR	0
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
APAR	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ED AQUIF	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
GCC	0.001		0	NR	NR	NR	NR	0
IOP	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
Ind. Haz Waste	0.250		0	0	NR	NR	NR	0
MSD	0.500		0	0	0	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
RWS	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
IHW CORR ACTION	0.250		0	0	NR	NR	NR	0
PST STAGE 2	0.250		0	0	NR	NR	NR	0
COMP HIST	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number

NO SITES FOUND

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 08/06/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/11/2020
Number of Days to Update: 82

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/15/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 7

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

SHWS: State Superfund Registry

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/17/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5680
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Permitted Solid Waste Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 07/17/2020
Date Data Arrived at EDR: 07/22/2020
Date Made Active in Reports: 10/12/2020
Number of Days to Update: 82

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6706
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Quarterly

CLI: Closed Landfill Inventory

Closed and abandoned landfills (permitted as well as unauthorized) across the state of Texas. For current information regarding any of the sites included in this database, contact the appropriate Council of Governments agency.

Date of Government Version: 08/30/1999
Date Data Arrived at EDR: 09/28/2000
Date Made Active in Reports: 10/30/2000
Number of Days to Update: 32

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

DEBRIS: DEBRIS

A listing of temporary debris management sites and MSW landfills for debris resulting from Hurricane Harvey.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 65

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6840
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Varies

H-GAC CLI: Houston-Galveston Closed Landfill Inventory
Closed Landfill Inventory for the Houston-Galveston Area Council Region. In 1993, the Texas Legislature passed House Bill (HB) 2537, which required Councils of Governments (COGs) to develop an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

Date of Government Version: 03/30/2020
Date Data Arrived at EDR: 04/01/2020
Date Made Active in Reports: 06/18/2020
Number of Days to Update: 78
Source: Houston-Galveston Area Council
Telephone: 832-681-2518
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

WASTE MGMT: Commercial Hazardous & Solid Waste Management Facilities
This list contains commercial recycling facilities and facilities permitted or authorized (interim status) by the Texas Natural Resource Conservation Commission.

Date of Government Version: 10/16/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 03/18/2020
Number of Days to Update: 68
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2920
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal leaking storage tank lists

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/15/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

LPST: Leaking Petroleum Storage Tank Database
An inventory of reported leaking petroleum storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 10/02/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 81
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2200
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 09/03/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 83
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

UST: Petroleum Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

AST: Petroleum Storage Tank Database
Registered Aboveground Storage Tanks.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/03/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 85

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/26/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 78

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/29/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/14/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84
Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Sites with Controls

Activity and use limitations include both engineering controls and institutional controls.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP TCEQ: Voluntary Cleanup Program Database
The Texas Voluntary Cleanup Program was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

VCP RRC: Voluntary Cleanup Program Sites
The Voluntary Cleanup Program (RRC-VCP) provides an incentive to remediate Oil & Gas related pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup.

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 01/02/2020
Date Made Active in Reports: 03/04/2020
Number of Days to Update: 62
Source: Railroad Commission of Texas
Telephone: 512-463-6969
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Site Assessments
Brownfield site assessments that are being cleaned under EPA grant monies.

Date of Government Version: 09/01/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 12/21/2020
Number of Days to Update: 82
Source: TCEQ
Telephone: 512-239-5872
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 09/14/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 86
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/11/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

CAPCOG LI: Capitol Area Landfill Inventory

Permitted and unpermitted landfills for the CAPCOG region. Serving Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano, Travis, and Williamson Counties.

Date of Government Version: 01/06/2017
Date Data Arrived at EDR: 01/10/2017
Date Made Active in Reports: 03/15/2017
Number of Days to Update: 64

Source: Capital Area Council of Governments
Telephone: 512-916-6000
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

NCTCOG LI: North Central Landfill Inventory

North Central Texas Council of Governments landfill database.

Date of Government Version: 09/28/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 83

Source: North Central Texas Council of Governments
Telephone: 817-695-9223
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Varies

SWRCY: Recycling Facility Listing

A listing of recycling facilities in the state.

Date of Government Version: 08/13/2020
Date Data Arrived at EDR: 08/19/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 82

Source: TCEQ
Telephone: 512-239-6700
Last EDR Contact: 11/05/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 10/20/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Site Locations Listing
A listing of former clandestine drug site locations

Date of Government Version: 08/07/2017
Date Data Arrived at EDR: 08/15/2017
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 269

Source: Department of Public Safety
Telephone: 512-424-2144
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

PRIORITY CLEANERS: Dry Cleaner Remediation Program Prioritization List
A listing of dry cleaner related contaminated sites.

Date of Government Version: 03/03/2020
Date Data Arrived at EDR: 06/03/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 76

Source: Texas Commisision on Environmenatl Quality
Telephone: 512-239-5658
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 09/14/2108
Data Release Frequency: Varies

DEL SHWS: Deleted Superfund Registry Sites
Sites have been deleted from the state Superfund registry in accordance with the Act, ?361.189

Date of Government Version: 06/30/2020
Date Data Arrived at EDR: 07/17/2020
Date Made Active in Reports: 10/06/2020
Number of Days to Update: 81

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0666
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 03/18/2020
Date Data Arrived at EDR: 03/19/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/16/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Quarterly

CENTRAL REGISTRY: The Central Registry

The Central Registry, a common record area of the TCEQ, maintains information about TCEQ customers and regulated activities, such as company names, addresses, and telephone numbers. This information is commonly referred to as a??core data.a?? The Central Registry provides the regulated community with a central access point within the agency to check core data and make changes when necessary.

Date of Government Version: 03/25/2020
Date Data Arrived at EDR: 04/07/2020
Date Made Active in Reports: 07/01/2020
Number of Days to Update: 85

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5175
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 08/27/2020
Date Data Arrived at EDR: 09/04/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 82

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2341
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

NON REGIST PST: Petroleum Storage Tank Non Registered

A listing of non-registered petroleum storage tank site locations.

Date of Government Version: 06/01/2020
Date Data Arrived at EDR: 06/02/2020
Date Made Active in Reports: 08/18/2020
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2081
Last EDR Contact: 10/28/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

Local Land Records

HIST LIENS: Environmental Liens Listing

This listing contains information fields that are no longer tracked in the LIENS database.

Date of Government Version: 03/23/2007
Date Data Arrived at EDR: 03/23/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 40

Source: Texas Commission on Environmental Qualilty
Telephone: 512-239-2209
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

LIENS: Environmental Liens Listing

The listing covers TCEQ liens placed against either State Superfund sites or Federal Superfund sites to recover cost incurred by TCEQ.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2209
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/20/2020
Date Data Arrived at EDR: 09/22/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 83

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

SPILLS: Spills Database
Spills reported to the Emergency Response Division.

Date of Government Version: 07/21/2020
Date Data Arrived at EDR: 07/24/2020
Date Made Active in Reports: 07/30/2020
Number of Days to Update: 6

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2507
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/23/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 05/15/2005
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/07/2013
Number of Days to Update: 63

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/13/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 69

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/13/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/21/2020
Date Data Arrived at EDR: 09/22/2020
Date Made Active in Reports: 12/14/2020
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/17/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73
Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 03/29/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82
Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/19/2020
Date Data Arrived at EDR: 10/19/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 77
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/19/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20
Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 08/03/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/14/2020
Next Scheduled EDR Contact: 02/01/2021
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/27/2020
Date Data Arrived at EDR: 05/06/2020
Date Made Active in Reports: 06/09/2020
Number of Days to Update: 34

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/02/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 59
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 10/12/2020
Next Scheduled EDR Contact: 01/31/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 11/06/2021
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 09/24/2020
Next Scheduled EDR Contact: 01/11/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 10/27/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2020
Date Data Arrived at EDR: 10/08/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 88
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151
Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/23/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 11/06/2020
Next Scheduled EDR Contact: 02/15/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/20/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/04/2020
Date Data Arrived at EDR: 08/25/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 11/23/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 09/10/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 11/24/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines
An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/16/2020
Date Data Arrived at EDR: 09/17/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 84
Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/10/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 09/04/2020
Date Data Arrived at EDR: 09/15/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 66
Source: EPA
Telephone: (214) 665-2200
Last EDR Contact: 12/01/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 10/03/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 90
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 10/06/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 11/17/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 08/17/2020
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 10/21/2020
Number of Days to Update: 65
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 11/13/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Quarterly

AIRS: Current Emission Inventory Data

The database lists by company, along with their actual emissions, the TNRCC air accounts that emit EPA criteria pollutants.

Date of Government Version: 06/16/2020
Date Data Arrived at EDR: 06/24/2020
Date Made Active in Reports: 09/04/2020
Number of Days to Update: 72
Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 12/02/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Semi-Annually

APAR: Affected Property Assessment Report Site Listing
Listing of Sites That Have Received an APAR (Affected Property Assessment Report)

Date of Government Version: 10/08/2020
Date Data Arrived at EDR: 10/15/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 82
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing
A listing of asbestos notification site locations.

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81
Source: Department of State Health Services
Telephone: 512-834-6787
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Sites
A listing of facilities that use surface impoundments or landfills to dispose of coal ash.

Date of Government Version: 07/29/2020
Date Data Arrived at EDR: 07/31/2020
Date Made Active in Reports: 10/16/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6624
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Registration Database Listing
A listing of drycleaning facilities.

Date of Government Version: 05/12/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/11/2020
Number of Days to Update: 76
Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

ED AQUIF: Edwards Aquifer Permits
A listing of permits in the Edwards Aquifer Protection Program database. The information provided is for the counties located in the Austin Region (Hays, Travis, and Williamson counties).

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 01/05/2021
Number of Days to Update: 83
Source: Texas Commission on Environmental Quality, Austin Region
Telephone: 512-339-2929
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

ENFORCEMENT: Notice of Violations Listing
A listing of permit violations.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 09/30/2020
Date Made Active in Reports: 11/30/2020
Number of Days to Update: 61
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6012
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Semi-Annually

Financial Assurance 1: Financial Assurance Information Listing
Financial assurance information.

Date of Government Version: 09/18/2020
Date Data Arrived at EDR: 10/02/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 81
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6239
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
Financial Assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay

Date of Government Version: 08/05/2020
Date Data Arrived at EDR: 09/23/2020
Date Made Active in Reports: 12/16/2020
Number of Days to Update: 84
Source: Texas Commission on Environmental Quality
Telephone: 512-239-0986
Last EDR Contact: 12/18/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Quarterly

GCC: Groundwater Contamination Cases
Texas Water Code, Section 26.406 requires the annual report to describe the current status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report is required to contain a description of each case of groundwater contamination documented during the previous calendar year. Also to be included, is a description of each case of contamination documented during previous periods for which voluntary clean up action was incomplete at the time the preceding report was issued. The report is also required to indicate the status of enforcement action for each listed case.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 09/06/2019
Date Made Active in Reports: 11/15/2019
Number of Days to Update: 70
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5690
Last EDR Contact: 11/19/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Annually

IOP: Innocent Owner/Operator Program
Contains information on all sites that are in the IOP. An IOP is an innocent owner or operator whose property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

Date of Government Version: 09/25/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 77
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5894
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Quarterly

LEAD: Lead Inspection Listing
Lead inspection sites

Date of Government Version: 08/19/2020
Date Data Arrived at EDR: 08/20/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 81
Source: Department of State Health Services
Telephone: 512-834-6600
Last EDR Contact: 11/30/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Varies

Ind. Haz Waste: Industrial & Hazardous Waste Database
Summary reports reported by waste handlers, generators and shippers in Texas.

Date of Government Version: 10/09/2020
Date Data Arrived at EDR: 10/16/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 53
Source: Texas Commission on Environmental Quality
Telephone: 512-239-0985
Last EDR Contact: 10/16/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

MSD: Municipal Settings Designations Database
An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not use as potable water, and is prohibited from future use as potatable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level.

Date of Government Version: 07/24/2020
Date Data Arrived at EDR: 07/28/2020
Date Made Active in Reports: 10/12/2020
Number of Days to Update: 76
Source: Texas Commission on Environmental Quality
Telephone: 512-239-4982
Last EDR Contact: 10/22/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Varies

NPDES: NPDES Facility List
Permitted wastewater outfalls.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/11/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 83
Source: Texas Commission on Environmental Quality
Telephone: 512-239-4591
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Varies

RWS: Radioactive Waste Sites
Sites in the State of Texas that have been designated as Radioactive Waste sites.

Date of Government Version: 07/24/2006
Date Data Arrived at EDR: 12/14/2006
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 40
Source: Texas Commission on Environmental Quality
Telephone: 512-239-0859
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: Semi-Annually

TIER 2: Tier 2 Chemical Inventory Reports
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 06/07/2013
Date Made Active in Reports: 07/22/2013
Number of Days to Update: 45
Source: Department of State Health Services
Telephone: 512-834-6603
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

UIC: Underground Injection Wells Database Listing
Class V injection wells regulated by the TCEQ. Class V wells are used to inject non-hazardous fluids underground. Most Class V wells are used to dispose of wastes into or above underground sources of drinking water and can pose a threat to ground water quality, if not managed properly.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/16/2020
Number of Days to Update: 70
Source: Texas Commission on Environmental Quality
Telephone: 512-239-6627
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Varies

IHW CORR ACTION: IHW CORR ACTION
Industrial hazardous waste facilities with corrective actions.

Date of Government Version: 10/07/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 12/08/2020
Number of Days to Update: 55
Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 12/21/2020
Next Scheduled EDR Contact: 04/12/2021
Data Release Frequency: Varies

PST STAGE 2: PST Stage 2

State II Vapor Recovery. Decommissioning of Stage II Rule - Gasoline dispensing facilities (GDFs) may begin the process of removing Stage II equipment on May 16, 2014 providing that all other requirements for decommissioning have been met, including appropriate notification.

Date of Government Version: 07/17/2019
Date Data Arrived at EDR: 07/18/2019
Date Made Active in Reports: 09/24/2019
Number of Days to Update: 68

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 04/05/2021
Data Release Frequency: Varies

COMP HIST: Compliance History Listing

A listing of compliance histories of regulated entities

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 11/25/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 71

Source: Txas Commission on Environmental Quality
Telephone: 512-239-3282
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 01/04/2021
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/30/2020
Next Scheduled EDR Contact: 04/19/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/08/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Texas Commission of Environmental Quality in Texas formerly known as Texas Natural Resources Conservation Commission which changed in 2002.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/26/2013
Number of Days to Update: 178

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Texas Commission of Environmental Quality in Texas formerly known as Texas Natural Resources Conservation Commission which changed in 2002.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

TRAVIS COUNTY:

HIST UST AUSTIN: Historic Tank Records

A listing of historic records from the City of Austin.

Date of Government Version: 06/25/2012
Date Data Arrived at EDR: 06/29/2012
Date Made Active in Reports: 08/23/2012
Number of Days to Update: 55

Source: Department of Planning & Development Review
Telephone: 512-974-2715
Last EDR Contact: 11/25/2020
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 10/20/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 13

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/09/2020
Next Scheduled EDR Contact: 02/22/2021
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/09/2020
Next Scheduled EDR Contact: 01/18/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 10/30/2020
Next Scheduled EDR Contact: 02/08/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/07/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/11/2020
Next Scheduled EDR Contact: 03/01/2021
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/09/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 10/08/2020
Next Scheduled EDR Contact: 01/25/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/03/2020
Next Scheduled EDR Contact: 03/22/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Care Facility List
Source: Department of Protective & Regulatory Services
Telephone: 512-438-3269

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Texas General Land Office
Telephone: 512-463-0745

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX C

HISTORICAL AERIAL PHOTOGRAPHS



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1951 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-1

0 450 ' N

1 inch = 450 feet

854



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1967 AERIAL PHOTOGRAPH

PROVIDED BY: USGS

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-2

0 450 ' N

1 inch = 450 feet

855



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1973 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-3

0 450 ' N

1 inch = 450 feet

856



SVAG INVESTMENTS, LLC
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0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1981 AERIAL PHOTOGRAPH

PROVIDED BY: NHAP

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-4

0 450 ' N

1 inch = 450 feet

857



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0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

1988 AERIAL PHOTOGRAPH

PROVIDED BY: TXDOT

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-5

0 450 ' N

1 inch = 450 feet

858



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MANOR, TRAVIS COUNTY, TEXAS

1995 AERIAL PHOTOGRAPH

PROVIDED BY: USGS

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-6

0 450 ' N

1 inch = 450 feet

859



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2005 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-7

0 450 ' N

1 inch = 450 feet

860



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2008 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-8

0 450 ' N

1 inch = 450 feet

861



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2012 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-9

0 450 ' N

1 inch = 450 feet

862



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2016 AERIAL PHOTOGRAPH

PROVIDED BY: USDA

PROJECT NUMBER: 20-1178
FILE NAME: AERIALS
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet

APPENDIX C-10

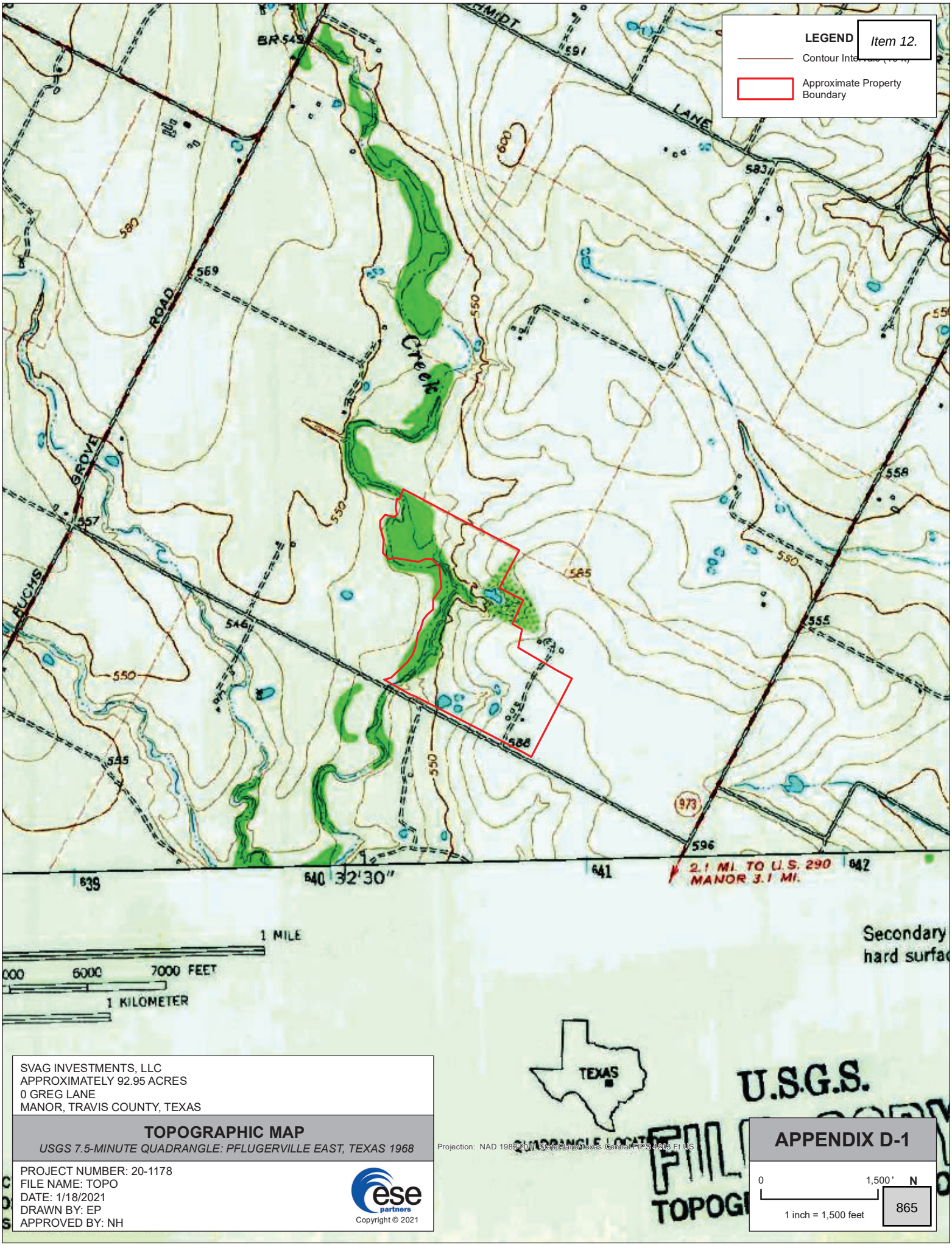
0 450 ' N

1 inch = 450 feet

863

APPENDIX D

HISTORICAL TOPOGRAPHIC MAP



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TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1968

Projection: NAD 1983 (2011) State Plane Texas Central FIPS 4203 Ft US

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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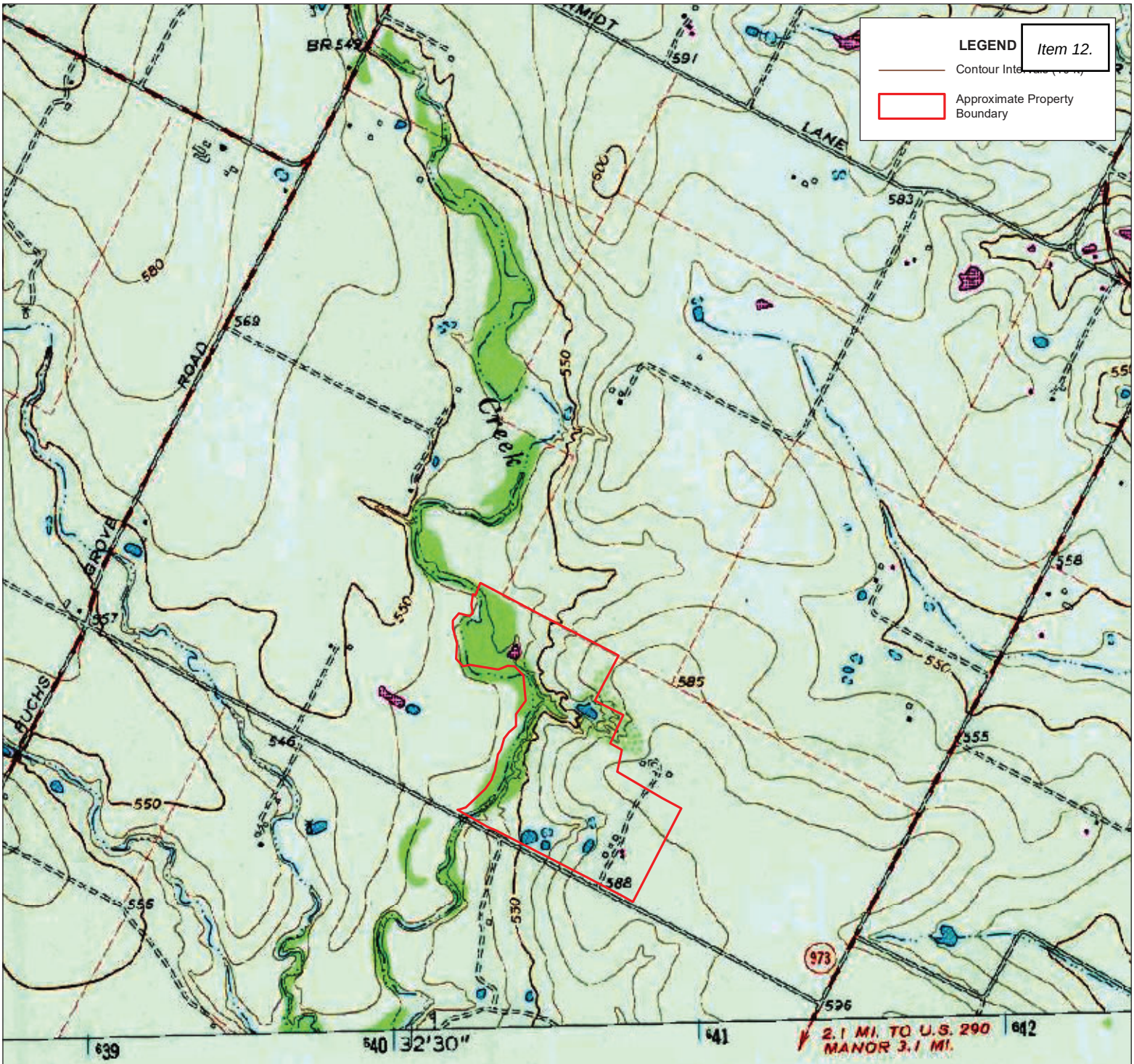
Copyright © 2021

APPENDIX D-1

0 1,500' N

1 inch = 1,500 feet

865



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TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1973



QUADRANGLE LOCATION

Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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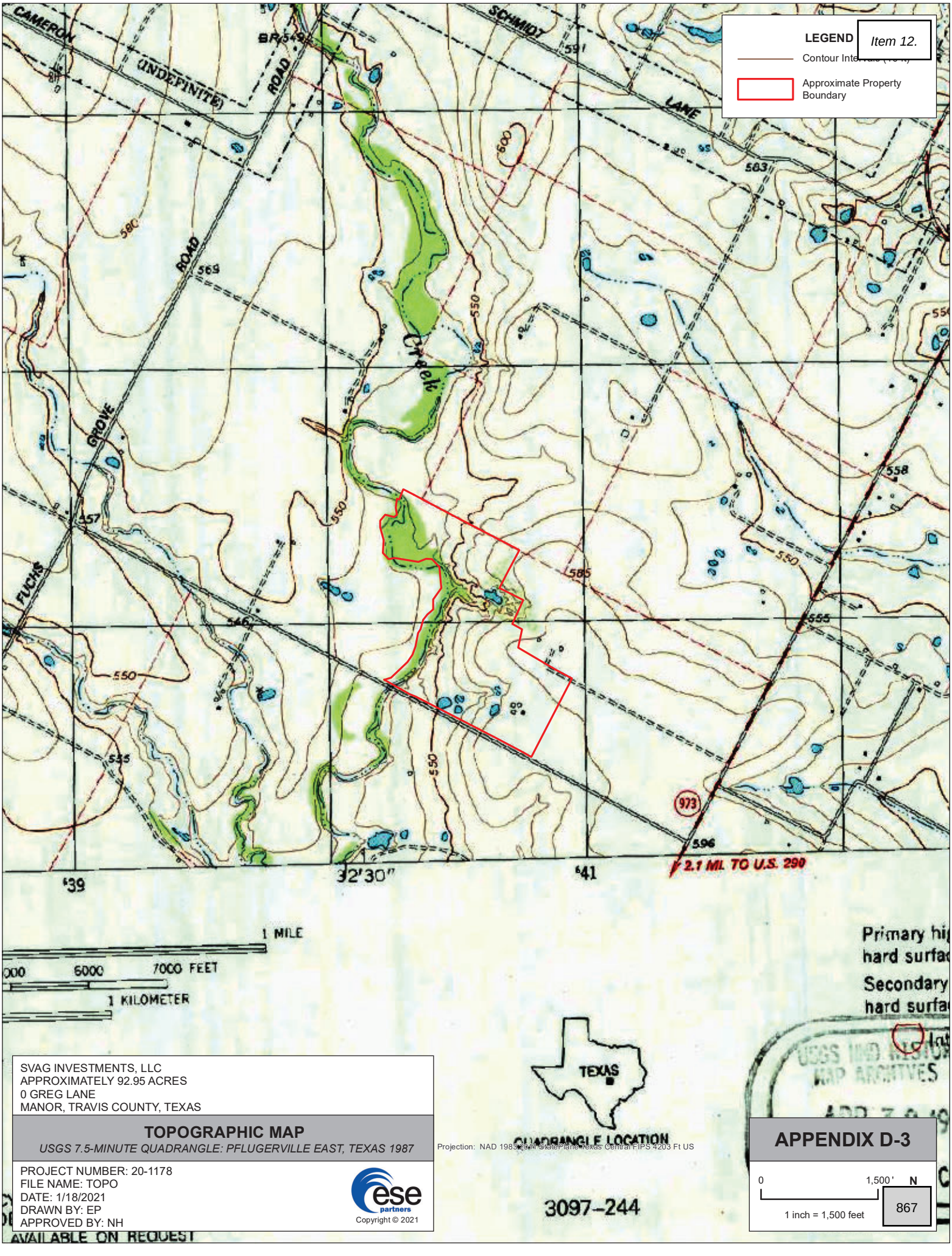
APPENDIX D-2

0 1,500' N

1 inch = 1,500 feet

866



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MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 1987

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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QUADRANGLE LOCATION

Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US

3097-244

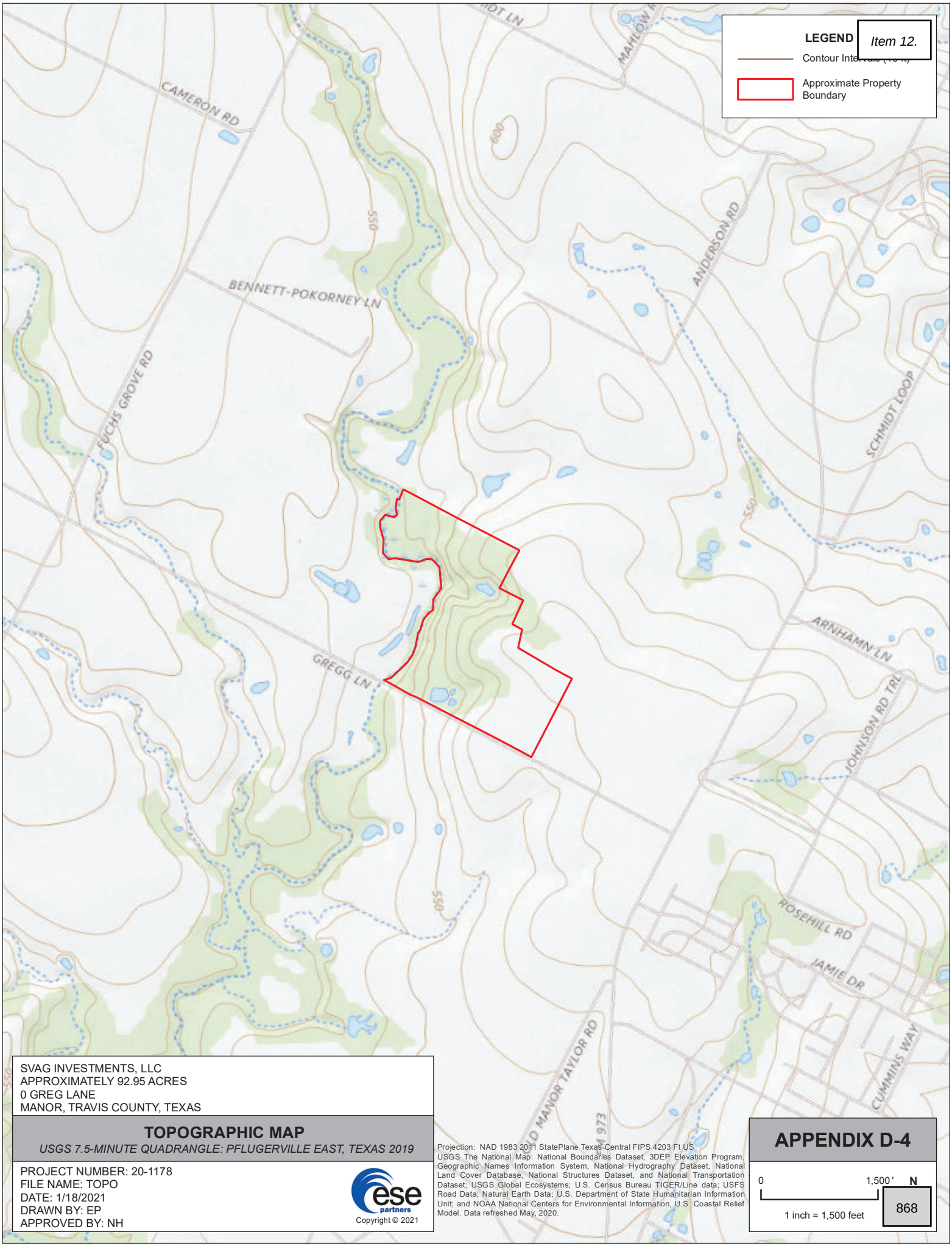
APPENDIX D-3

0 1,500' N

1 inch = 1,500 feet

867

AVAILABLE ON REQUEST



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MANOR, TRAVIS COUNTY, TEXAS

TOPOGRAPHIC MAP

USGS 7.5-MINUTE QUADRANGLE: PFLUGERVILLE EAST, TEXAS 2019

PROJECT NUMBER: 20-1178
FILE NAME: TOPO
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 2011 StatePlane Texas Central FIPS 4203 Ft US
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed May, 2020.

APPENDIX D-4

0 1,500 ' N

1 inch = 1,500 feet

868

APPENDIX E

OWNER-OCCUPANT INQUIRY / USER QUESTIONNAIRE

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Dear Owner/Occupant:

ESE Partners, LLC (ESE) is conducting a Phase I Environmental Site Assessment for the property described below. This assessment is being conducted in accordance with ASTM Standard Practice E1527-13, "*Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process*". Pursuant to the Standard, we are required to interview the owner and/or occupant as part of our investigation of the current and past uses of the property.

Please complete the following questionnaire and return it to our office as soon as possible. We ask that you answer each question to the best of your actual knowledge. **"Yes" answers should be accompanied by a brief explanation wherever possible.** If you have additional comments or statements that you feel may be relevant to this assessment, a comments section is available on the next-to-last page of the questionnaire. If you have any documentation, reports, or third party information that you would like to provide, please attach any such items to the questionnaire upon return. If you have any questions or need additional guidance in completing this questionnaire, please contact our office at (281) 501-6100. Thank you for your assistance and timely response to this matter.

Sincerely,

ESE Partners, LLC

Disclosure: You are not bound by any laws or regulations to answer the questions associated herein. This questionnaire is intended to assist ESE Partners, LLC in gathering reasonably ascertainable information that relates to the performance of this Phase I Environmental Site Assessment under the ASTM E1527-13 Standard, and does not constitute an admission of liability to, or for, any "recognized environmental conditions" or impairments in connection with the subject property.

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: _____

Subject Property Address: _____

Subject Property Owner: _____

Size of Subject Property (Acres): _____

General Description of the Subject Property: _____
(Developed, Undeveloped, etc.)

Authorized By: _____

ESE Partners, LLC
3839 Bee Caves Road, Ste. 150, Austin, TX 78746
Telephone: 512.859.6500 Facsimile: 512.514.6930

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
1. Is the subject property, or any adjoining property, used for an industrial use?	Yes ☐ No ☐ Unk ☐	
2. To the best of your knowledge, has the subject property, or any adjoining property, been used for an industrial purpose?	Yes ☐ No ☐ Unk ☐	
3. Is the subject property, or any adjoining property, used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes ☐ No ☐ Unk ☐	
4. To the best of your knowledge, has the subject property, or any adjoining property, ever been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing, laboratory, junkyard, landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	Yes ☐ No ☐ Unk ☐	
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the subject property of facility?	Yes ☐ No ☐ Unk ☐	
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located at the subject property or facility?	Yes ☐ No ☐ Unk ☐	
7. Has fill dirt been brought onto the subject property that originated from a contaminated site or that is of an unknown origin?	Yes ☐ No ☐ Unk ☐	
8. Are there currently, or to the best of your knowledge has there been previously, any stained soil on the subject property?	Yes ☐ No ☐ Unk ☐	
9. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the subject property in connection with waste treatment or disposal?	Yes ☐ No ☐ Unk ☐	
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the subject property?	Yes ☐ No ☐ Unk ☐	

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill ports, or access ways indicating a fill port protruding from the ground on the subject property or adjacent to any structure located on the subject property?	Yes ☐ No ☐ Unk ☐	
12. Are there currently, or to the best of your knowledge have there been previously, any flooring drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	Yes ☐ No ☐ Unk ☐	
13. If the subject property is served by a private water well or non-public water system, have contaminants been identified in the water well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes ☐ No ☐ Unk ☐	
14. Does the owner or occupant of the subject property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental regulations with respect to the subject property or any facility located on the subject property?	Yes ☐ No ☐ Unk ☐	
15. Has the owner or occupant of the subject property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the subject property or any facility located on the subject property?	Yes ☐ No ☐ Unk ☐	
16. Does the owner or occupant of the subject property have any knowledge of any environmental site assessment of the subject property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the subject property or recommended further assessment of the subject property?	Yes ☐ No ☐ Unk ☐	
17. Does the owner or occupant of the subject property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances or petroleum products involving the subject property by any owner or occupant of the subject property?	Yes ☐ No ☐ Unk ☐	

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

Question	Owner/ Occupant	Comments
18. Are there any wastewater discharges associated with the subject property other than stormwater or sanitary sewer?	Yes ☐ No ☐ Unk ☐	
19. To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials ever been **"dumped above grade, buried and/or burned on the subject property"**?	Yes ☐ No ☐ Unk ☐	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes ☐ No ☐ Unk ☐	
21. To the best of your knowledge, has the subject property ever been utilized for the exploration and/or development of energy resources or the mining of natural resources?	Yes ☐ No ☐ Unk ☐	
ADDITIONAL INFORMATION OR COMMENTS		

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OWNER/OCCUPANT INQUIRY

This Owner/Occupant Inquiry was completed by:

Name: _____

Title: _____

Firm: _____

Address _____

Telephone: _____ Facsimile: _____ E-mail: _____

Date: _____

If the preparer is different than the Owner or Occupant, please complete the following:

Name of preparer: _____

Preparer's Address: _____

Preparer's Telephone Number: _____

Preparer's Relationship to the Subject Property: _____

Preparer's Relationship to the Owner/Occupant: _____

Copies of the completed Owner/Occupant Inquiry have been filed at:

Copies of the completed Owner/Occupant Inquiry have been mailed or delivered to:

Preparer represents that to the best of the Preparer's knowledge the above statements and facts are true and correct and to the best of the Preparer's actual knowledge, no material facts have been suppressed or misstated.

Name	Signature	Date
Name	Signature	Date

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

The information requested by ESE in the following sections will be utilized by ESE for the following purposes:

- Ensure that the property is properly referenced in the Phase I Environmental Assessment Report;
- Ensure that ESE understands the reason for performing the Phase I ESA (property acquisition, divestiture, re-finance, etc.);
- Ensure that ESE is aware of the proper parties to contact for the Owner/Occupant Inquiry as required by ASTM Standard E1527-13; and
- Ensure that the User has been provided the opportunity to provide ESE with the information required by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (*"Brownfields Amendments"*) to qualify for one of the Landowner Liability Protections (LLPs).

GENERAL USER INFORMATION

Person Authorizing the Phase I ESA (User): John Kaschak

Title and Company: SVAG Investments, LLC

Address: 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Telephone: 214-683-5995 Facsimile: _____ E-mail: john@svag.capital

Reason for Performing the Phase I ESA: Acquisition

Borrower's Contact Information if SBA compliant: _____

GENERAL SUBJECT PROPERTY INFORMATION

Name of Subject Property: Gregg Lane - Manor

Subject Property Address: 0 Gregg Lane, Manor, Texas 78653

Size of Subject Property (Acres): +/- 90 General Description of the Subject Property (Developed, Undeveloped, etc.): Undeveloped

Is access to the subject property limited or restricted? If so, what is the process for ESE to follow to gain access to the subject property for the required site reconnaissance?

Yes

SUBJECT PROPERTY OWNER INFORMATION

Current Owner: See Email

Current Owner Contact Address: _____

Telephone: _____ Facsimile: _____ E-mail: _____

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

ASTM E1527-13 SMALL BUSINESS AND BROWNFIELDS REVITALIZATION ACT OF 2001 LANDOWNER LIABILITY PROTECTIONS USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs)[1] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001(the "Brownfields Amendments")[2], the user must provide the following information (if available) to the environmental professional .Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).
Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

Unknown

(2.) Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).
Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Unknown

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Unknown

[1] *Landowner Liability Protections*, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("*Common Elements*" Guide) issued on March 6, 2003.

[2] P.L. 107-118

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes / unknown

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as *user*,
(a.) Do you know the past uses of or entities which formerly occupied the *property*?

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

unknown

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
(a.) As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

(b.) Have any previous environmental investigations taken place at the *property* (ie. Transaction Screen, Phase I ESA, Phase II ESA, Vapor Encroachment Screen, soil and/or groundwater sampling and analysis)?

unknown

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENERAL SITE INFORMATION AND
ASTM E1527-13 USER QUESTIONNAIRE

This General Site Information and ASTM E1527-13 User Questionnaire were completed by:

Name: John Kaschak

Title: Director of Acquisitions

Firm: SVAG Investments, LLC

Address 101 Parklane Blvd, Suite 102, Sugar Land, Texas 77478

Telephone: 214-683-5995 Facsimile: _____ E-mail: john@svag.capital

Date: 01/07/2021

If the preparer is different than the User, please complete the following:

Name of User: _____

User's Address: _____

User's Telephone Number: _____

Preparer's Relationship to the Subject Property: _____

Preparer's Relationship to the User: _____

Preparer represents that to the best of the Preparer's knowledge the above statements and facts are true and correct and to the best of the Preparer's actual knowledge, no material facts have been suppressed or misstated.

Name	Signature	Date
JOHN KASCHAK		01/07/2021

APPENDIX F

SITE RECONNAISSANCE PHOTOGRAPHS

Photo No.:	Date:
1	1/11/2021

Description:
View of undeveloped woodland and pond in the northwestern portion of the Site.

Photo Direction:
Southwest



Photo No.:	Date:
2	1/11/2021

Description:
View of agricultural land in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
3	1/11/2021

Description:
View of agricultural barns in the southeastern portion of the Site.

Photo Direction:
North-northeast



Photo No.:	Date:
4	1/11/2021

Description:
View of material and chemical container storage within barn in the southeastern portion of the Site.

Photo Direction:
Southwest



Photo No.:	Date:
5	1/11/2021

Description:
View of empty 500-gallon AST in the proximity of the barns in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
6	1/11/2021

Description:
View of top of septic tank in the vicinity of the former single-family residence in the southeastern portion of the Site.

Photo Direction:
South



Photo No.:	Date:
7	1/11/2021

Description:
View of agricultural pastureland adjacent northeast of the Site.

Photo Direction:
Northeast



Photo No.:	Date:
8	1/11/2021

Description:
View of agricultural cropland in the southeastern portion of the Site, followed by agricultural land adjacent to the southeast.

Photo Direction:
Southeast



Photo No.:	Date:
9	1/11/2021

Description:
View of pond and undeveloped woodland in the southwestern portion of the Site.

Photo Direction:
North



Photo No.:	Date:
10	1/11/2021

Description:
View of Wilbarger Creek, followed by agricultural pastureland adjacent northwest of the Site.

Photo Direction:
Northwest

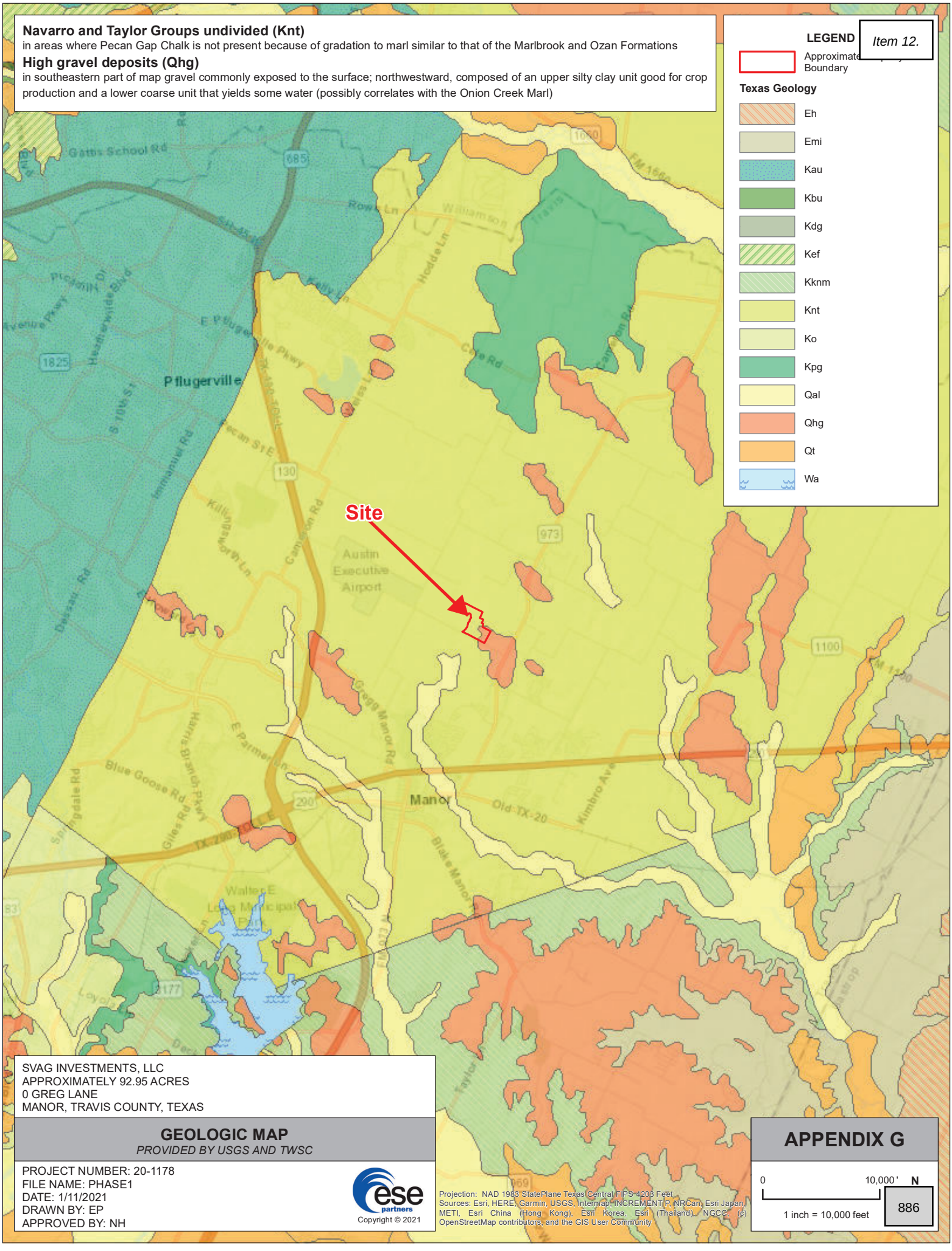


APPENDIX G

REGIONAL GEOLOGIC MAP

Navarro and Taylor Groups undivided (Knt)
in areas where Pecan Gap Chalk is not present because of gradation to marl similar to that of the Marlbrook and Ozan Formations

High gravel deposits (Qhg)
in southeastern part of map gravel commonly exposed to the surface; northwestward, composed of an upper silty clay unit good for crop production and a lower coarse unit that yields some water (possibly correlates with the Onion Creek Marl)



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

GEOLOGIC MAP

PROVIDED BY USGS AND TWSC

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

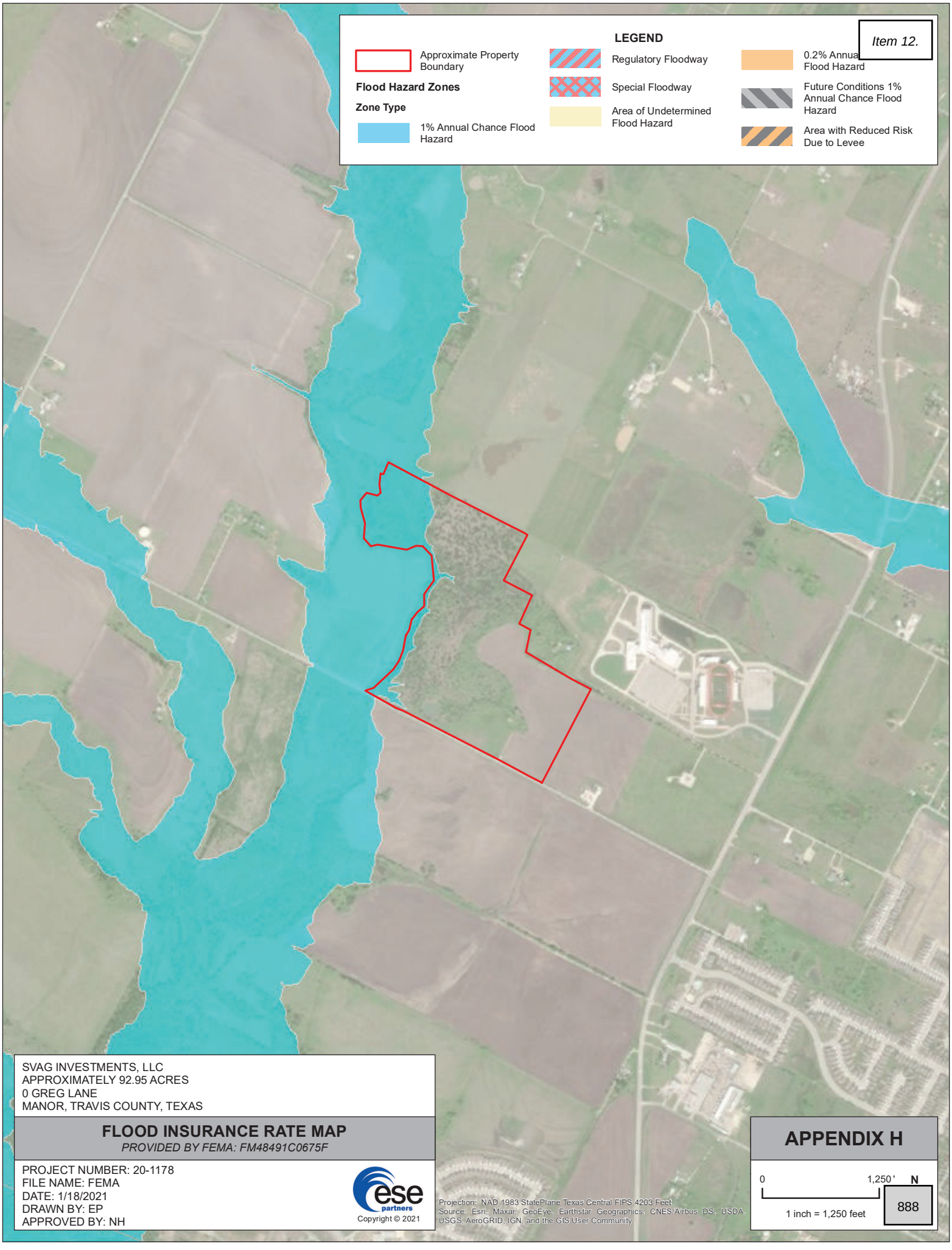
APPENDIX G

0 10,000' N

1 inch = 10,000 feet

APPENDIX H

FLOOD INSURANCE RATE MAP



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

FLOOD INSURANCE RATE MAP

PROVIDED BY FEMA: FM48491C0675F

PROJECT NUMBER: 20-1178
FILE NAME: FEMA
DATE: 1/18/2021
DRAWN BY: EP
APPROVED BY: NH

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Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX H

0 1,250' N

1 inch = 1,250 feet

888

APPENDIX I

SANBORN MAP REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.3
January 07, 2021

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

01/07/21

Site Name:

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653
EDR Inquiry # 6323565.3

Client Name:

ESE Partners LLC
19416 Park Row Suite 120
Houston, TX 77084
Contact: Rob Thornton

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The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 9662-4EAD-93B0

PO # NA

Project 20-1178

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 9662-4EAD-93B0

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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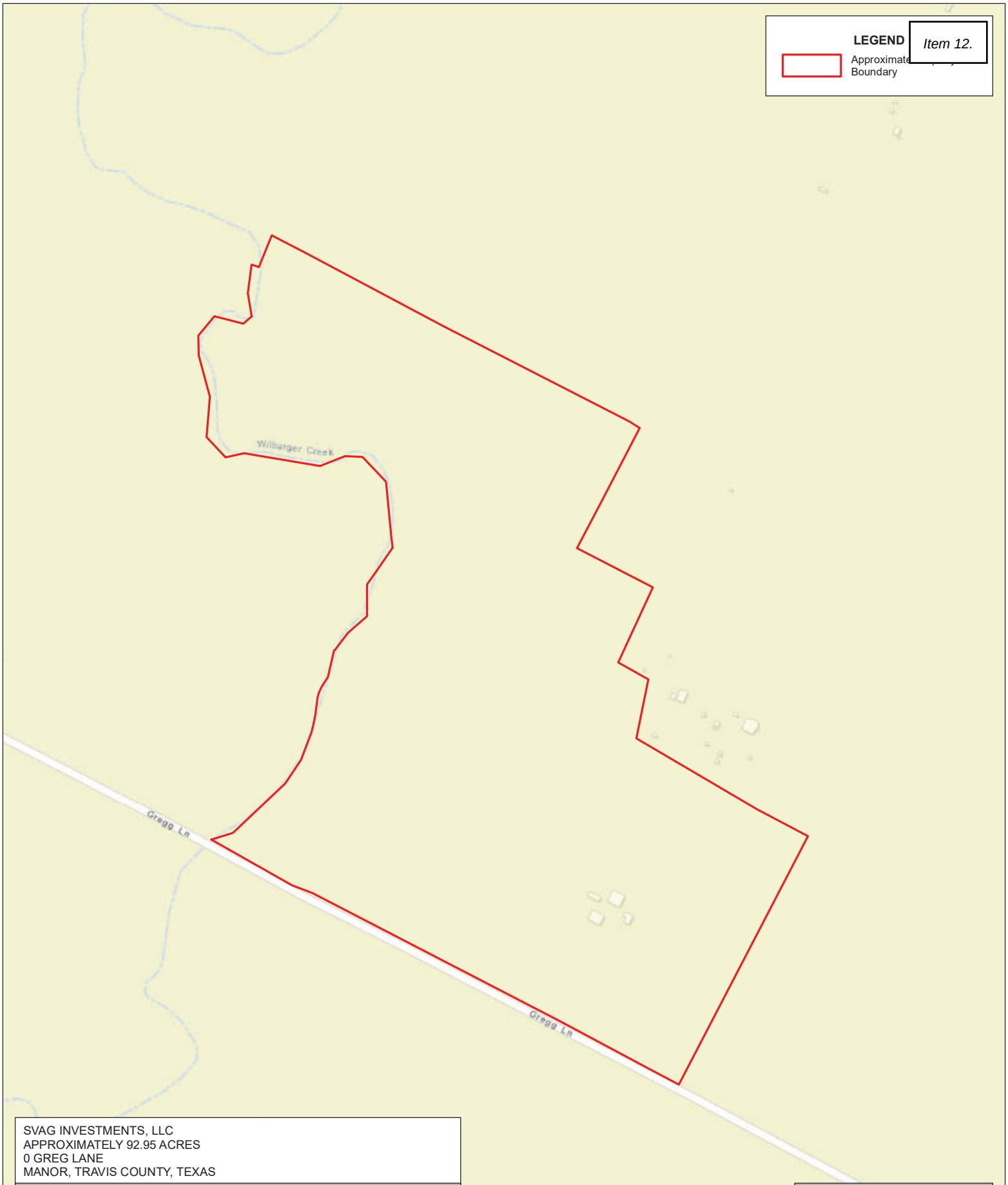
APPENDIX J

RRC GIS MAP



SVAG INVESTMENTS, LLC
APPROXIMATELY 92.95 ACRES
0 GREG LANE
MANOR, TRAVIS COUNTY, TEXAS

OIL AND GAS MAP

PROVIDED BY RAILROAD COMMISSION OF TEXAS

PROJECT NUMBER: 20-1178
FILE NAME: PHASE1
DATE: 1/11/2021
DRAWN BY: EP
APPROVED BY: NH

Copyright © 2021

Projection: NAD 1983 StatePlane Texas Central FIPS 4203 Feet
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

APPENDIX J

0 500 ' N

1 inch = 500 feet

APPENDIX K

VAPOR ENCROACHMENT SCREEN REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.2s
January 11, 2021

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Secondary Map	**3**
Map Findings	**4**
Record Sources and Currency	**GR-1**

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Federal NPL site list	1.0	0	0	0
Federal Delisted NPL site list	1.0	0	0	0
Federal CERCLIS list	0.5	0	0	0
Federal CERCLIS NFRAP site list	0.5	0	0	0
Federal RCRA CORRACTS facilities list	1.0	0	0	0
Federal RCRA non-CORRACTS TSD facilities list	0.5	0	0	0
Federal RCRA generators list	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
State- and tribal - equivalent NPL	1.0	0	0	0
State- and tribal - equivalent CERCLIS	1.0	0	0	0
State and tribal landfill and/or solid waste disposal site lists	0.5	0	0	0
State and tribal leaking storage tank lists	0.5	0	0	0
State and tribal registered storage tank lists	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
State and tribal voluntary cleanup sites	0.5	0	0	0
State and tribal Brownfields sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS				
Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	0.25	0	0	0
Local Land Records	0.001	0	0	-
Records of Emergency Release Reports	0.001	0	0	-
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS				
EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

APPROXIMATELY 92.95 ACRES
14812 N FM 973 RD
MANOR, TX 78653

COORDINATES

Latitude (North):	30.38304 - 30° 22′ 58.94211″
Longitude (West):	97.536335 - 97° 32′ 10.819702″
Elevation:	585 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

ADDITIONAL ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

EDR HIGH RISK HISTORICAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

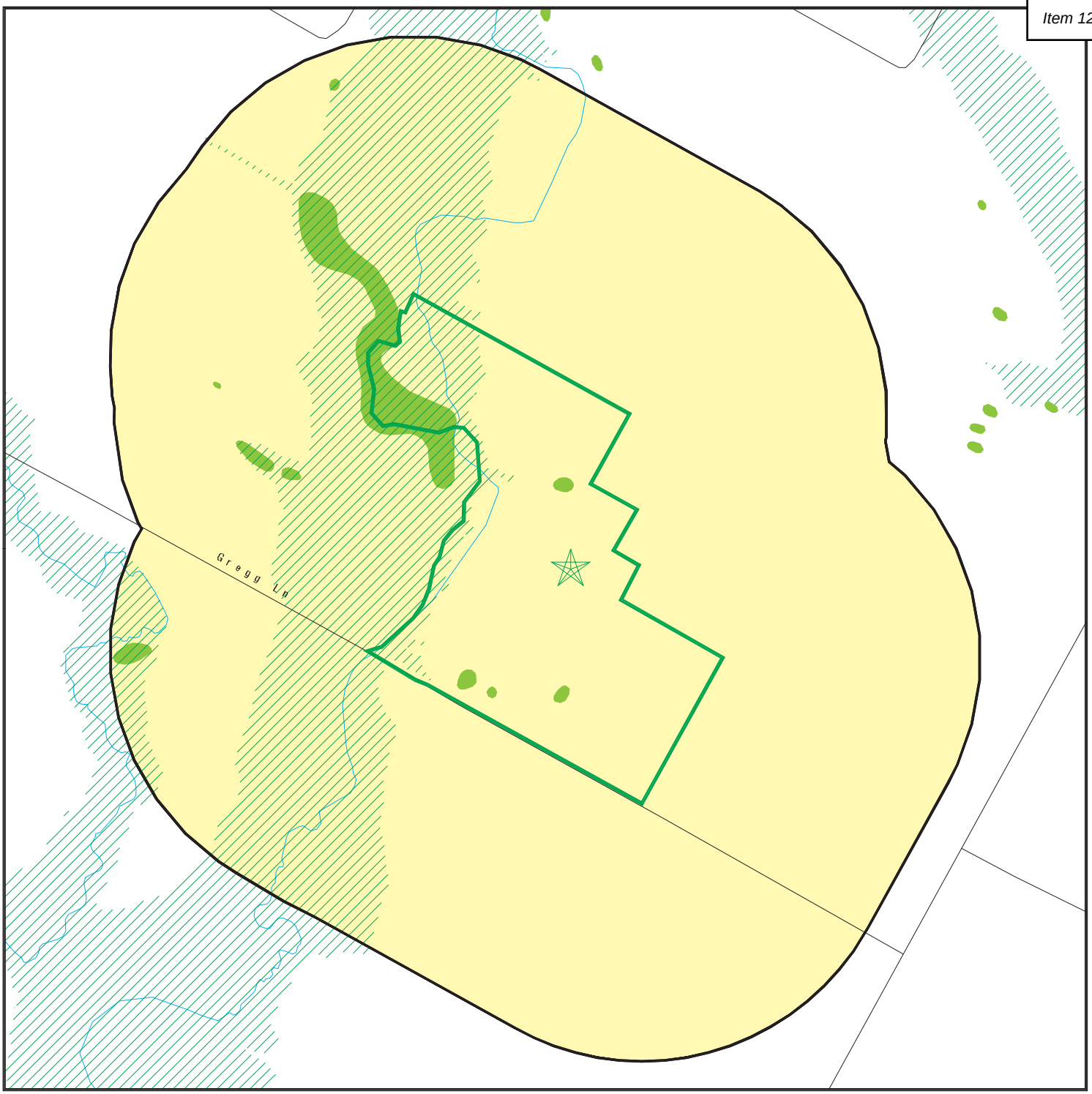
Not Reported

EDR RECOVERED GOVERNMENT ARCHIVES

Name	Address	Dist/Dir	Map ID	Page

Not Reported

PRIMARY MAP - 6323565.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 300 1/3 1/2 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Approximately 92.95 Acres	CLIENT:	ESE Partners LLC
ADDRESS:	14812 N FM 973 RD MANOR TX 78653	CONTACT:	Rob Thornton
		INQUIRY #:	6323565.2s
LAT/LONG:	30.38304 / 97.536335	DATE:	January 07, 2021 11:35 am

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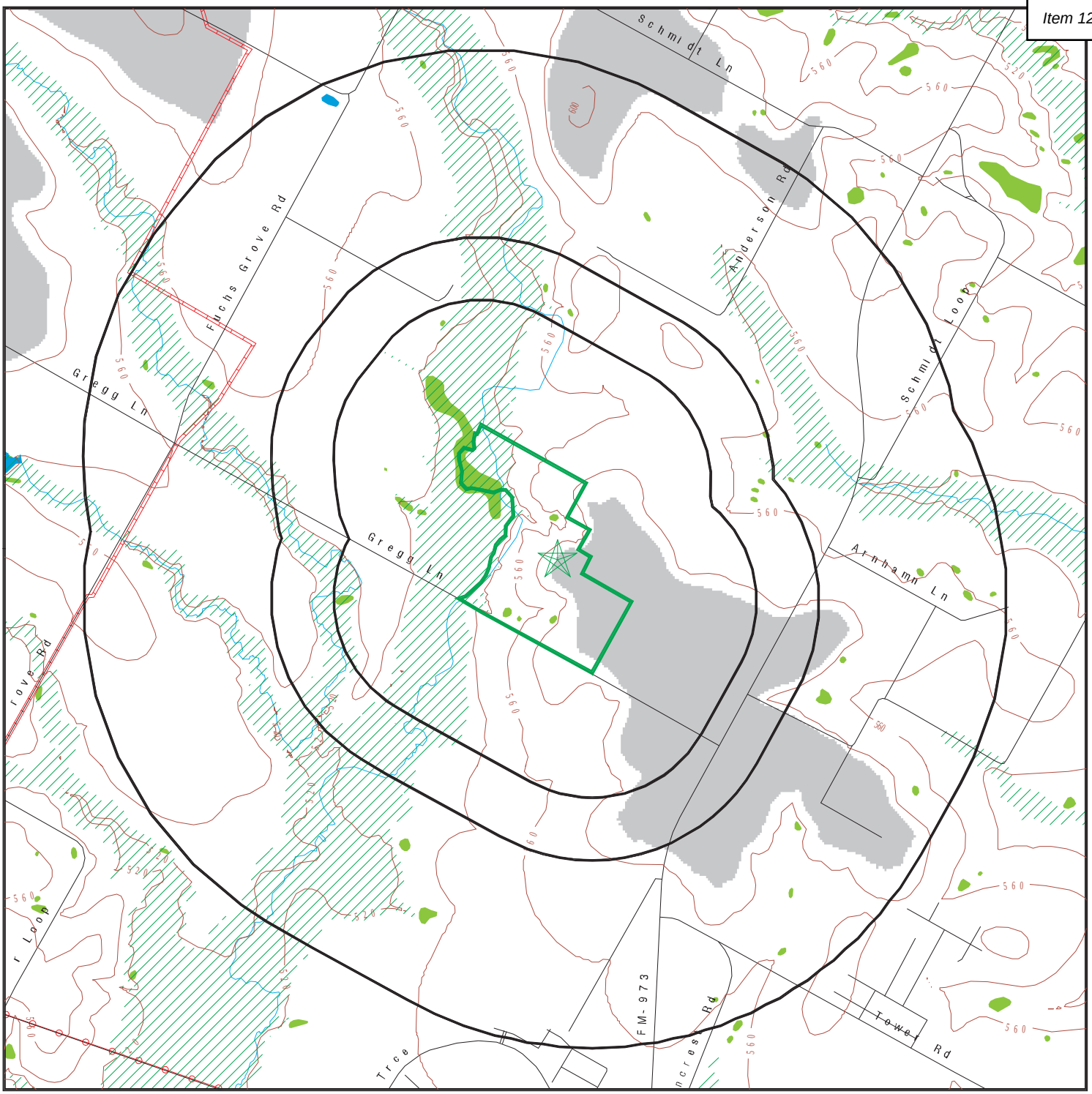
SECONDARY MAP - 6323565.2S



0 1/3 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Approximately 92.95 Acres	CLIENT: ESE Partners LLC
ADDRESS: 14812 N FM 973 RD MANOR TX 78653	CONTACT: Rob Thornton INQUIRY #: 6323565.2s
LAT/LONG: 30.38304 / 97.536335	DATE: January 07, 2021 11:34 am

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MAP FINDINGS

LEGEND

FACILITY NAME **FACILITY ADDRESS, CITY, ST, ZIP**		EDR SITE ID NUMBER
◆ **MAP ID#**	Direction Distance Range (Distance feet / miles) Relative Elevation Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.

Worksheet:

Comments:

Comments may be added on the online Vapor Encroachment Worksheet.

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	10/28/2020	11/05/2020	11/25/2020
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/28/2020	11/05/2020	11/25/2020
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	10/28/2020	11/05/2020	11/25/2020
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	12/14/2020	12/17/2020	12/22/2020
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	08/06/2020	08/21/2020	11/11/2020
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/14/2020	12/15/2020	12/22/2020
State and tribal - equivalent NPL						
TX	SHWS	State Superfund Registry	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
State and tribal landfill / solid waste disposal						
TX	SWF/LF	Permitted Solid Waste Facilities	Texas Commission on Environmental Quality	07/17/2020	07/22/2020	10/12/2020
TX	CAPCOG LI	Capitol Area Landfill Inventory	Capital Area Council of Governments	01/06/2017	01/10/2017	03/15/2017
TX	CLI	Closed Landfill Inventory	Texas Commission on Environmental Quality	08/30/1999	09/28/2000	10/30/2000
TX	NCTCOG LI	North Central Landfill Inventory	North Central Texas Council of Governments	09/28/2020	09/30/2020	12/22/2020
TX	DEBRIS	DEBRIS	Texas Commission on Environmental Quality	03/27/2018	04/04/2018	06/08/2018
TX	H-GAC CLI	Houston-Galveston Closed Landfill Inventory	Houston-Galveston Area Council	03/30/2020	04/01/2020	06/18/2020
TX	WASTE MGMT	Commercial Hazardous & Solid Waste Management Facilities	Texas Commission on Environmental Quality	10/16/2019	01/10/2020	03/18/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal leaking storage tank lists						
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/29/2020	05/20/2020	08/12/2020
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/15/2020	05/20/2020	08/12/2020
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/12/2020
TX	LPST	Leaking Petroleum Storage Tank Database	Texas Commission on Environmental Quality	09/30/2020	10/02/2020	12/22/2020
State and tribal registered storage tank lists						
TX	UST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	AST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/14/2020	05/20/2020	08/13/2020
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/14/2020	05/26/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/03/2020	05/20/2020	08/12/2020
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/14/2020	05/20/2020	08/12/2020
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/29/2020	05/20/2020	08/12/2020
US	FEMA UST	Underground Storage Tank Listing	FEMA	07/21/2020	09/03/2020	11/25/2020
State and tribal institutional control / engineering control registries						
TX	AUL	Sites with Controls	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/23/2020
State and tribal voluntary cleanup sites						
TX	VCP RRC	Voluntary Cleanup Program Sites	Railroad Commission of Texas	11/14/2019	01/02/2020	03/04/2020
TX	VCP TCEQ	Voluntary Cleanup Program Database	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
State and tribal Brownfields sites						
TX	BROWNFIELDS	Brownfields Site Assessments	TCEQ	09/01/2020	09/30/2020	12/21/2020
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2020	10/08/2020	01/04/2021
US	ROD	Records Of Decision	EPA	10/28/2020	11/05/2020	11/25/2020
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
TX	DEL SHWS	Deleted Superfund Registry Sites	Texas Commission on Environmental Quality	06/30/2020	07/17/2020	10/06/2020
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
TX	SWRCY	Recycling Facility Listing	TCEQ	08/13/2020	08/19/2020	11/09/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2018	12/04/2019	01/15/2020
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	10/28/2020	11/05/2020	11/25/2020
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/21/2020	09/22/2020	12/14/2020
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	Delisted NPL	National Priority List Deletions	EPA	10/28/2020	11/05/2020	11/25/2020
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	10/28/2020	11/05/2020	11/25/2020
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/20/2020	09/22/2020	12/14/2020
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	03/18/2020	03/19/2020	06/09/2020
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	09/14/2020	09/15/2020	12/10/2020
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/05/2020	08/13/2020	10/21/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/04/2020	08/25/2020	11/18/2020
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	09/10/2020	09/15/2020	11/20/2020
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	04/27/2020	05/06/2020	06/09/2020
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	10/19/2020	10/19/2020	01/04/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	10/09/2019	10/11/2019	12/20/2019
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/05/2020	08/10/2020	10/08/2020
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	09/04/2020	09/15/2020	11/20/2020
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	07/24/2020	08/03/2020	10/21/2020
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2017	06/22/2020	11/20/2020
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	09/16/2020	09/17/2020	12/10/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
TX	AIRS	Current Emission Inventory Data	Texas Commission on Environmental Quality	06/16/2020	06/24/2020	09/04/2020
TX	APAR	Affected Property Assessment Report Site Listing	Texas Commission on Environmental Quality	10/08/2020	10/15/2020	01/05/2021
TX	ASBESTOS	Asbestos Notification Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	CDL	Clandestine Drug Site Locations Listing	Department of Public Safety	08/07/2017	08/15/2017	05/11/2018
TX	COAL ASH	Coal Ash Disposal Sites	Texas Commission on Environmental Quality	07/29/2020	07/31/2020	10/16/2020
TX	DRYCLEANERS	Drycleaner Registration Database Listing	Texas Commission on Environmental Quality	05/12/2020	05/27/2020	08/11/2020
TX	ED AQUIF	Edwards Aquifer Permits	Texas Commission on Environmental Quality, Au	10/09/2020	10/14/2020	01/05/2021
TX	ENFORCEMENT	Notice of Violations Listing	Texas Commission on Environmental Quality	09/25/2020	09/30/2020	11/30/2020
TX	Financial Assurance 1	Financial Assurance Information Listing	Texas Commission on Environmental Quality	09/18/2020	10/02/2020	12/22/2020
TX	Financial Assurance 2	Financial Assurance Information Listing	Texas Commission on Environmental Quality	08/05/2020	09/23/2020	12/16/2020
TX	GCC	Groundwater Contamination Cases	Texas Commission on Environmental Quality	12/31/2018	09/06/2019	11/15/2019
TX	HIST LIENS	Environmental Liens Listing	Texas Commission on Environmental Qualilty	03/23/2007	03/23/2007	05/02/2007
TX	Ind. Haz Waste	Industrial & Hazardous Waste Database	Texas Commission on Environmental Quality	10/09/2020	10/16/2020	12/08/2020
TX	IHW CORR ACTION	IHW CORR ACTION	Texas Commission on Environmental Quality	10/07/2020	10/14/2020	12/08/2020
TX	IOP	Innocent Owner/Operator Program	Texas Commission on Environmental Quality	09/25/2020	10/06/2020	12/22/2020
TX	LEAD	Lead Inspection Listing	Department of State Health Services	08/19/2020	08/20/2020	11/09/2020
TX	LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	09/25/2020	10/07/2020	12/22/2020
TX	MSD	Municipal Settings Designations Database	Texas Commission on Environmental Quality	07/24/2020	07/28/2020	10/12/2020
TX	NPDES	NPDES Facility List	Texas Commission on Environmental Quality	08/10/2020	08/11/2020	11/02/2020
TX	PRIORITY CLEANERS	Dry Cleaner Remediation Program Prioritization List	Texas Commisision on Environmenatl Quality	03/03/2020	06/03/2020	08/18/2020
TX	RWS	Radioactive Waste Sites	Texas Commission on Environmental Quality	07/24/2006	12/14/2006	01/23/2007
TX	SPILLS	Spills Database	Texas Commission on Environmental Quality	07/21/2020	07/24/2020	07/30/2020
TX	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	05/15/2005	01/03/2013	03/07/2013
TX	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/23/2012	01/03/2013	03/07/2013
TX	TIER 2	Tier 2 Chemical Inventory Reports	Department of State Health Services	12/31/2012	06/07/2013	07/22/2013
TX	UIC	Underground Injection Wells Database Listing	Texas Commission on Environmental Quality	11/06/2019	11/07/2019	01/16/2020
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
TX	PFAS	PFAS Contamination Site Location Listing	Texas Commission on Environmental Quality	08/27/2020	09/04/2020	11/25/2020
TX	NON REGIST PST	Petroleum Storage Tank Non Registered	Texas Commission on Environmental Quality	06/01/2020	06/02/2020	08/18/2020
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/31/2018	07/26/2018	10/05/2018
TX	CENTRAL REGISTRY	The Central Registry	Texas Commission on Environmental Quality	03/25/2020	04/07/2020	07/01/2020
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	10/03/2020	10/06/2020	01/04/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/17/2020	08/17/2020	10/21/2020
TX	COMP HIST	Compliance History Listing	Txas Commission on Environmental Quality	11/19/2019	11/25/2019	02/04/2020
TX	PST STAGE 2	PST Stage 2	Texas Commission on Environmental Quality	07/17/2019	07/18/2019	09/24/2019
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
HISTORICAL USE RECORDS						
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
TX	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Texas Commission on Environmental Quality		07/01/2013	12/26/2013
TX	RGA LF	Recovered Government Archive Solid Waste Facilities List	Texas Commission on Environmental Quality		07/01/2013	01/13/2014
COUNTY RECORDS						
TX	HIST UST AUSTIN	Historic Tank Records	Department of Planning & Development Review	06/25/2012	06/29/2012	08/23/2012

STREET AND ADDRESS INFORMATION

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APPENDIX L

CITY DIRECTORY REPORT

Approximately 92.95 Acres
14812 N FM 973 RD
MANOR, TX 78653

Inquiry Number: 6323565.8
January 11, 2021

The EDR-City Directory Image Report

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction orforecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by infoUSA®

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☐	☐	EDR Digital Archive
1995	☐	☐	EDR Digital Archive
1992	☐	☐	EDR Digital Archive
1986	☐	☐	Cole Criss-Cross Directory
1981	☐	☐	Cole Criss-Cross Directory
1977	☐	☐	Cole Criss-Cross Directory
1972	☐	☐	Cole Criss-Cross Directory
1967	☐	☐	Cole Criss-Cross Directory
1964	☐	☐	Cole Criss-Cross Directory
1958	☐	☐	Cole Criss-Cross Directory

EXECUTIVE SUMMARY

Year	Target Street	Cross Street	Source

FINDINGS

TARGET PROPERTY STREET

14812 N FM 973 RD
MANOR, TX 78653

Year	*CD Image*	*Source*	
FM 973 N			
2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A3	EDR Digital Archive	
2005	pg A4	EDR Digital Archive	
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1986	-	Cole Criss-Cross Directory	Street not listed in Source
1981	-	Cole Criss-Cross Directory	Street not listed in Source
1977	-	Cole Criss-Cross Directory	Street not listed in Source
1972	-	Cole Criss-Cross Directory	Street not listed in Source
1967	-	Cole Criss-Cross Directory	Street not listed in Source
1964	-	Cole Criss-Cross Directory	Street not listed in Source
1958	-	Cole Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

FM 973 N 2017

13407	MONROE, BYRON A
14411	ESTRADA, GILBERTO S
14605	GOOD LUCK GRILL
14623	BREAUX, AUTUMN
14812	LUTZ-CARRILLO, SKY J
14832	MANOR INDEPENDENT SCHOOL DISTRICT
16133	DAOUST, GARY E
16205	BALLI, GUSTAVO D
	SHAFFER, DENNIS R
16212	BIGGERSTAFF, HOMER L
	MOHR, NIC W
16219	JONES, GERALD A
16229	CARDENAS, ELIZABETH
	FRANZETTI, CANYON C
16407	VERMEER, MATTHEW
16501	GUERRA, EDWARD M
16508	CASTILLO, FIDENSIO
16517	JASEK, DENNIS E
17204	GOMEZ, FELIPE A
17208	SHAKOLLI, ARBEN
17618	JOHLE, KEN A
17900	MOEBUS, CHRISTOPHER D

FM 973 N 2014

13809	NUNEZ, RUPERTO
14200	BROWN, JOHN W
	CHAPA-BROWN, STEPHANIE T
	ROSALES, KIMBERLY
14401	VOELKER, SCOTT
14411	OCCUPANT UNKNOWN,
14605	GOOD LUCK GRILL
14623	BREAUX, AUTUMN
14812	LUTZ, JIM T
14832	MANOR INDEPENDENT SCHOOL DISTRICT
15219	OCCUPANT UNKNOWN,
15230	OCCUPANT UNKNOWN,
15405	KENNY, PATRICIA K
15624	ARROYO, SOCORRO S
16133	OCCUPANT UNKNOWN,
16205	BALLI, GUSTAVO D
16209	FOSBOURG, LINDA
	RODRIGUEZ, ROBERT R
16212	BIGGERSTAFF, HOMER L
	MOHR, NICOLAS W
16215	OCCUPANT UNKNOWN,
16219	JONES, GERALD A
16229	CARDENAS, ELIZABETH
	FRANZETTI, JOHN A
16501	GUERRA, EDWARD M
16508	CASTILLO, FIDENSIO
16517	JASEK, DENNIS E
17204	GOMEZ, FELIPE A
17208	SHAHOLLI, ARBEN
17220	OCCUPANT UNKNOWN,
17223	OCCUPANT UNKNOWN,
17600	OCCUPANT UNKNOWN,
17618	JOHLE, KEN A
17726	KING, RICHARD L
17900	MOEBUS, CHRISTOPHER D

FM 973 N 2010

13500 OCCUPANT UNKNOWN,
13809 DESANTIAGO, PEDRO A
13860 NICHOLS, CLIDE
13901 CASIANO-JARAMILLO, SALVADOR
KRUPALLA, JENNIFER
13909 BUTLER, JAMES C
13915 MORRIS, DENISE
14005 PAZ, NAUL M
14013 JUNKER, RONALD
14200 BROWN, JOHN W
14208 BROWN, KIM
14401 TEXAS SURETY
VOELKER WELDING & CONSTRUCTION
14411 ESTRADA, GILBERTO S
14605 GOOD LUCK GRILL
14812 CARRILLO, ALEX
15219 GARCIA, JOSPHINE
15230 OCCUPANT UNKNOWN,
15405 KENNY, PATRICIA K
15624 ARROYO, SOCORRO S
15911 RAESZ, ROBERT E
16105 PECK, RICKY
16133 OCCUPANT UNKNOWN,
16205 BALLI, GUSTAVO D
16209 RODRIGUEZ, ROBERT R
16212 BIGGERSTAFF, HOMER L
16215 HOUGHTALING, JOSEPH
16219 DOUCET, AARON T
16229 ESCOBAR, JOSE L
FRANZETTI, JOHN A
16407 COPE, TERRY D
16501 GUERRA, EDWARD M
16508 CASTILLO, FIDENSIO
16517 JASEK, DENNIS E
17204 GOMEZ, JACQUELINE Y
17208 SHAHOLLI, ARBEN
17223 OCCUPANT UNKNOWN,
17600 OAKLEY, JAMES R
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 MCCOMACK, AARON
18019 EHRLICH MECHANICAL

FM 973 N 2005

13500 OCCUPANT UNKNOWN,
13726 COTTEN, RYAN A
13800 OCCUPANT UNKNOWN,
13809 OCCUPANT UNKNOWN,
13860 NICHOLS, CLIDE
13901 COX, LAWRENCE W
13909 MONTAGUE, PAMELA B
13915 FLINTSTONE GROUP
SUNCREST FARM
WARD, ANNETTE L
14005 LAWRENCE, DAVID J
14013 JUNKER, RONALD
14200 BROWN, JOHN W
14208 ROSALES, JESUS
14215 CROUCH / KST ENTERPRISES LTD
14225 FALCON STORAGE
14401 VOELKER WELDING & CONSTRUCTION
VOELKER, STAN D
14411 ESTRADA, GILBERTO A
14623 GITTER DONE COMERCIAL SERVICES
14812 CARRILLO, ALEX
LUTZ / BOLAMAN JIM
15219 GARCIA, JOSPHINE
15230 MCPHIE, EWAN D
15315 AFFORDABLE SPAS
READY, PAUL
15405 KENNY, PATRICIA
15411 SMITH, GARY
15417 SMITH, BYRON R
15501 BOECKER, ARTHUR D
15506 LUCAS, JEFFREY L
15510 LAWRENCE, JOHN D
15600 MCCUTCHEON, LISA
15616 PHELPS, TIM B
15621 OCCUPANT UNKNOWN,
15624 DAHLY, DONALD E
15911 RAESZ, ROBERT E
16205 BALLI, GUSTAVO D
16209 OCCUPANT UNKNOWN,
16212 BIGGERSTAFF, HOMER L
16215 ANSALDUA, JESUS
16219 OCCUPANT UNKNOWN,
16229 ESCOBAR, JOSE L
16407 COPE, TERRY D
16501 GUERRA, EDWARD M
16508 OCCUPANT UNKNOWN,
ULTRA HEALTH CARE
16517 JASEK, DENNIS E
16525 GREENMAN NURSERY
VINCENT, DAVID J

FM 973 N 2005 (Cont'd)

17223 OCCUPANT UNKNOWN,
17517 OCCUPANT UNKNOWN,
17618 JOHLE, KEN A
17726 OCCUPANT UNKNOWN,
17900 ADVANCED SYSTEM INC
SANMIGUEL, SANTOS
18019 CROWLEY, SANDRINA
EHRLICH MECHANICAL

APPENDIX M

RECORDS OF COMMUNICATION

Rob Thornton

From: TCSO Open Records Request <tcsor@traviscountytx.gov>
Sent: Friday, January 15, 2021 11:40 AM
To: Rob Thornton
Subject: [EXTERNAL] RE: 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Please accept this correspondence in connection with your request for information regarding **14812 N. FM 973**. After a diligent search of the records maintained by this office, I was unable to locate any incidents report by our office with the information provided.

I hope you find this information helpful. Should you have any questions in this regard, please feel free to contact our office.

Karel Macias
Legal Secretary
Travis County Sheriff's Office
PO Box 1748, Austin, Texas 78767
Office: 512-854-9718 **Fax:** 512-854-7270
Website: www.tcsheriff.org

From: Rob Thornton <rob@esepartners.com>
Sent: Thursday, January 7, 2021 3:16 PM
To: TCSO Open Records Request <tcsor@traviscountytx.gov>
Subject: [CAUTION EXTERNAL] 0 Gregg Lane (14812 N. FM 973) Manor, Texas

CAUTION: This email is from OUTSIDE Travis County. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.

Good Afternoon,

I am conducting a Phase I Environmental Site Assessment on a property in unincorporated Travis County, near the intersection of N. FM 973 and Gregg Lane, which are identified as the following Travis Central Appraisal District (TCAD) Property IDs: 259074 and 259066. I wanted to request any available records regarding any emergency or spill response incidents that Travis County might have for these addresses.

Thanks for your assistance in this matter.

Very respectfully,
Rob

Robert W. Thornton
Staff Environmental Scientist II

ESE Partners, LLC
3839 Bee Cave Road, Suite 150
Austin, Texas 78746
O: 512.859.6500
C: 936.346.9699 | **E**: rob@esepartners.com
www.esepartners.com

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Through Environmental Problem Solving

Request Your Phase I ESA Proposal Here:
http://www.esepartners.com/phase-i-esa-bid-request/

Total Control Panel Login

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From: prvs=864970099b=tcsor@traviscountytx.gov

Message Score: 57
My Spam Blocking Level: Medium

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Block traviscountytx.gov

High (60): Pass
Medium (75): Pass
Low (90): Pass

This message was delivered because the content filter score did not exceed your filter level.

APPENDIX N

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Robert Thornton

Staff Environmental Scientist II, Phase I Environmental Professional



Mr. Thornton joined ESE Partners in 2020 and has over a decade of experience in environmental consulting. He has authored over 1,000 due diligence projects including Phase I Environmental Site Assessments (ESAs). He has also conducted Waters and Wetlands Delineations, Environmental Constraints and Natural Resource Reviews, NEPA Reviews, materials sampling, and SPCC/SWPPP site reviews on sites throughout the United States for a broad range of clients.

EDUCATION
Bachelor of Science, Ocean and Coastal Resources, Texas A&M University Galveston

TRAINING
First Aid and CPR

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

CERTIFICATIONS
Texas Licensed Asbestos Inspector (TX DSHS License Number 603467)

Certified Lead-Based Paint Inspector (US Department of Housing and Urban Development

RELEVANT EXPERIENCE

Phase I ESA

Performed over one-hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers since joining ESE. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, commercial properties, retail centers, multi-family developments, industrial facilities, institutional facilities, and utility-scale renewable energy projects in 46 states. Additionally, Mr. Thornton conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

Construction Materials Sampling

Performed Asbestos Containing Materials and Lead-Based Paint inspections, sampling, and surveys on commercial, industrial, residential, and telecommunications facilities in Texas.

ArcGIS

Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

Natural Resources

Conducted Waters of the U.S. /Wetlands assessments, Section 404 and Section 10 Permitting, Threatened and Endangered Species Reviews, Natural Resources/Environmental Constraints Reviews, Cultural Resource Reviews, FCC NEPA Reviews, NEPA Categorical Exclusion Reviews, and NEPA Environmental Assessments. Conducted biological specimen monitoring, surveys, and pre-construction relocation for protected and endangered species in Texas.

Compliance

Audited numerous oil and gas facilities to identify necessary environmental-related permits and reporting requirements. Conducted field reviews for applications for Storm Water Pollution Prevention Plans (SWP3s). Conducted and maintained Individual Wastewater Permits, Spill Prevention, Control, and Countermeasures (SPCC) Plans, and Pollution Prevention (P2) Plans. Reported to state agencies for Toxic Release Inventory (TRI) report, Tier II reporting, and hazardous waste classification and reporting.

Subsurface Investigations

Assisted in field investigations for several Phase II ESAs in order to verify the presence of chemicals of concern in soil, groundwater, and surface water.



Kathryn O'Gorman, PG

Managing Director of Due Diligence, Senior Geologist

Ms. O'Gorman has over 10 years of experience with environmental due diligence and compliance assistance. As the Managing Director for Due Diligence Business Unit, she directs a team of geologist and scientists on site assessments and investigations on undeveloped, residential, commercial, industrial and oil and gas properties. Various types of environmental reports performed include Phase I Environmental Site Assessments (ESAs) in accordance with ASTM E1527-13 standards, Transaction Screens, Property Condition Assessments (PCAs) and desktop reviews.

EDUCATION
Bachelor of Science, Geology, Texas A&M University

TRAINING
Medic First Aid and CPR

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

Small Business Administration (SBA) SOP 50 10 5(C) & (D)

CERTIFICATION
Texas Board Professional Geoscientists – Professional Geologist (PG), State of Texas License Number 11417

RELEVANT EXPERIENCE

Environmental Due Diligence **–** Managed and performed over 2,300 Phase I ESAs, Transaction Screens and desktop reviews for a variety of clients including prospective purchasers, lending institutions, attorneys, sellers and real estate developers. Trains new employees on proper collection, interpretation and organization of data into technical reports. She reviews work quality prior to client submittal. Additionally, Ms. O'Gorman instructs new employees on conducting interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard. Reviews complex environmental remediation reports and consults clients on next steps. Oversees the coordination and delivery of wetland determinations, threatened and endangered species reviews and cultural resource reviews.

Stormwater Permitting **–** Ms. O'Gorman has five years of experience preparing and managing of the Stormwater Pollution Prevention Plan (SWPPP) in accordance with the TPDES/NPDES Construction and Multi-Sector General Permit, developing best management practices, and conducting monitoring, sampling, training, and reporting to the TCEQ. This also includes identifying best management practices to be installed, implemented, and maintained to minimize the discharge of pollutants in stormwater from each facility. Ms. O'Gorman is responsible for field operations including, but not limited to, site assessments for SWPPPs.

Oil Pollution Prevention **–** Responsible for the preparation and management of Spill Prevention Control and Countermeasure (SPCC) Plans, Facility Response Plans (FRPs), and Oil Spill Response Plans (OSRPs) in accordance with the 40 CFR Part 112, 33 CFR 153.1035, and 49 CFR 194 federal regulations addressing oil pollution prevention. She has prepared oil pollution prevention plans for various industries including

aggregates, manufacturing, oil and gas, pipelines and terminals. Additionally, Ms. O'Gorman is responsible for field operations including, but not limited to, site assessments for SPCCs, FRPs, and OSRPs.

Hazardous Waste and Wastewater – Prepares and manages wastewater permits, industrial wastewater permit applications to the TCEQ, sewer discharge permits to cities and MUD districts, industrial and hazardous waste classification and reporting, and commercial and industrial tax abatement for pollution controls. Ms. O'Gorman has experience with classification of industrial and hazardous waste, pollution prevention planning and contingency planning for hazardous wastes.

Environmental Compliance – Ms. O'Gorman annually prepares and reports Toxic Release Inventories (TRIs) and Tier II inventories to the EPA and regulatory state agencies for various clients located in Texas, Louisiana, Oklahoma, and New Mexico. Ms. O'Gorman is responsible for other projects related to environmental compliance including, but not limited to, the preparation and management of general compliance audits, Pollution Prevention (P2) Plans, commercial and industrial tax abatement for pollution controls, and communicating with regulatory agencies regarding NOVs, project updates, and reporting requirements under various regulations.

Subsurface Investigations – Assisted in site investigations for dozens of Phase II ESAs in order to characterize site conditions and confirm or deny the presence of chemicals of concern in soil, groundwater, surface water, sediment and soil vapor.



Thomas Kirby

Project Environmental Scientist I

Mr. Kirby joined ESE Partners in 2020 and has over three years of experience in environmental consulting and investigations. In his role as Project Environmental Geologist I, his responsibilities include the collection and interpretation of data collected and its organization into technical reports for Phase I ESAs in accordance with ASTM E1527-13 standards. Mr. Kirby has also conducted Municipal Solid Waste (MSW) and Industrial and Hazardous Waste (IHW) investigations throughout North Texas for the Texas Commission on Environmental Quality (TCEQ).

EDUCATION

Master of Science, Integrated Science & Technology, James Madison University

Bachelor of Science, Biology, University of Texas at Arlington

TRAINING

ESRI ArcGIS

OSHA 24-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

OSHA 40-hour Hazardous Waste Operations Emergency Response (HAZWOPER)

RELEVANT EXPERIENCE

Phase I ESA **–** Performed over one hundred Phase I ESAs, Transaction Screens, and desktop reviews for a variety of clients including lending institutions, insurance companies, attorneys, prospective owners, sellers, and real estate developers with ESE and in a previous environmental consulting role. Collects, interprets, and organizes data into technical reports for Phase I ESAs, Transaction Screens, and desktop reviews. Property types assessed include raw land, oil and gas assets, retail centers, multi-family developments, industrial facilities, and institutional facilities throughout the country. Additionally, Mr. Kirby conducts interviews to satisfy All Appropriate Inquiry requirements pertaining to the performed Phase I ESAs in accordance with the ASTM E1527-13 standard.

ArcGIS **–** Analyzes historical aerial photographs through georeferencing, oil, gas, and pipeline data through the Railroad Commission of Texas, wetland data through the US Fish and Wildlife Service, topographic data from the United States Geologic Survey, and geologic rock and groundwater data from the Geologic Database of Texas and the Texas Water Development Board. Interprets and generates figures from databases for Phase I ESAs through ArcGIS for over one hundred Phase I ESAs.

Relevant Experience **–** In his previous role at another environmental firm, Mr. Kirby was responsible for conducting Phase I and II ESAs, impacted material management, preparation of corrective action plans, and Environmental Health & Safety Plans. Additionally, Mr. Kirby's responsibilities encompassed remediation of groundwater and soil at contaminated sites. Remediation activities include but is not limited to Direct-Push Technology (DPT) and hollow-stem auger drilling, installation of wells, soil, vapor, and groundwater sampling, and installation of soil-vapor extraction systems.

Mr. Kirby also previously worked for the Texas Commission on Environmental Quality (TCEQ). At the TCEQ, his responsibilities included conducting on-site and record review investigations for Municipal Solid Waste and Industrial and Hazardous Waste facilities in accordance with state and federal regulations. Mr. Kirby's additional responsibilities at the TCEQ consisted of performing on-site evaluations of permit conditions and providing technical assistance to regulated entities, local governments, and the public regarding state and federal regulations, permit applications, and site-specific compliance questions.

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, September 2, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

~~1. The PUD should have a name.~~

~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~

~~3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.~~

~~4. No secondary access for the site was provided.~~

~~5. The typical PUD notes were not included with the submittal.~~

~~6. The PUD should list any proposed variances from City of Manor Code of Ordinances.~~

~~7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.~~

~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~

~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~

~~10. Will any parkland be dedicated to the City?~~

~~11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.~~

~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~

~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~

~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. **The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.**

~~16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.~~

~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~

~~18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.~~

~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~

~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~

~~21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.~~

~~22. Please provide a copy of the land plan that is referenced in the comment responses.~~

~~23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.~~

~~24. The proposed collector roadway needs to be realigned to the west.~~

Additional comments

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or simililar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroup.com

September 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or simililar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

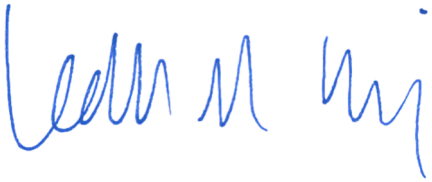
The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, October 14, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroup.com

Permit Number 2022-P-1480-ZO
Job Address: Gregg Lane Development Final PUD, Manor 78653

Dear Aneil Naik,

We have conducted a review of the Gregg Lane Development Final PUD, submitted by you and received by our office on October 14, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented.

Please submit a hard copy of the Final PUD to Scott Dunlop at the City of Manor for signatures.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Preliminary PUD Site Plan

Project Name: New Haven Development Preliminary PUD
Case Number: 2021-P-1338-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the New Haven Subdivision located near the intersections of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Preliminary PUD Site Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359

AGENDA ITEM NO. 13

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Public hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: SEC Planning, LLC
Owner: Blackburn Group

BACKGROUND/SUMMARY:

This PUD amendment is to add a new unloaded collector to the plan in accordance with the new thoroughfare plan for the city. This new roadway will connect south to Silent Falls Way in Shadowglen. Adding the road caused the loss of 9 lots, which were added in a cul-de-sac in the rear of the property. The new road is adjacent to an open space lot, so the amount of parkland in the PUD increased from 22.2 to 22.9 acres. No other changes were made. The original PUD was approved on Jan. 19, 2022.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Letter of Intent
- PUD Amendment
- Current approved PUD
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

October 14, 2022

Scott Dunlop, Director of Planning
City of Manor Planning Department
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch PUD Zoning Amendment Application Letter of Intent

Monarch Ranch is approximately 134.5 acres located on the southwest corner of Gregg Lane and FM 973. The proposed project development will provide a mix of residential product offerings as well as commercial frontage along FM 973.

The Applicant requests to amend the Planned Unit Development to modify the Parkland dedication and street alignment due to plan changes.

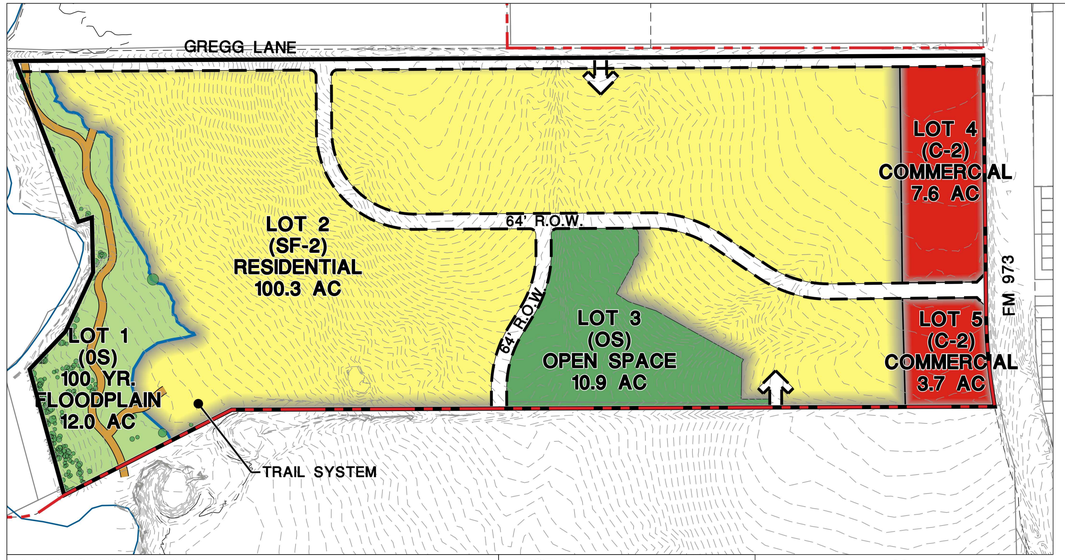
As part of the PUD zoning amendment request, the applicant is also proposing additional enhancements beyond those provided in the approved PUD. These additional enhancements are proposed to ensure cohesion throughout the community. Some of the additions as shown on the amended concept plan include the following:

- Addition of Landscape buffers along new unloaded collector
- Maintaining overall parkland acreage at or above approved plan

Thank you for your consideration of this zoning amendment request. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Mark Baker
Principal



LAND USE PARCEL TABLE			
LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.9 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	12.0 ACRES	1 LOTS	
(OS) OPEN SPACE	9.3 ACRES	1 LOTS	
TOTAL	134.5 ACRES		3.0 DU/AC

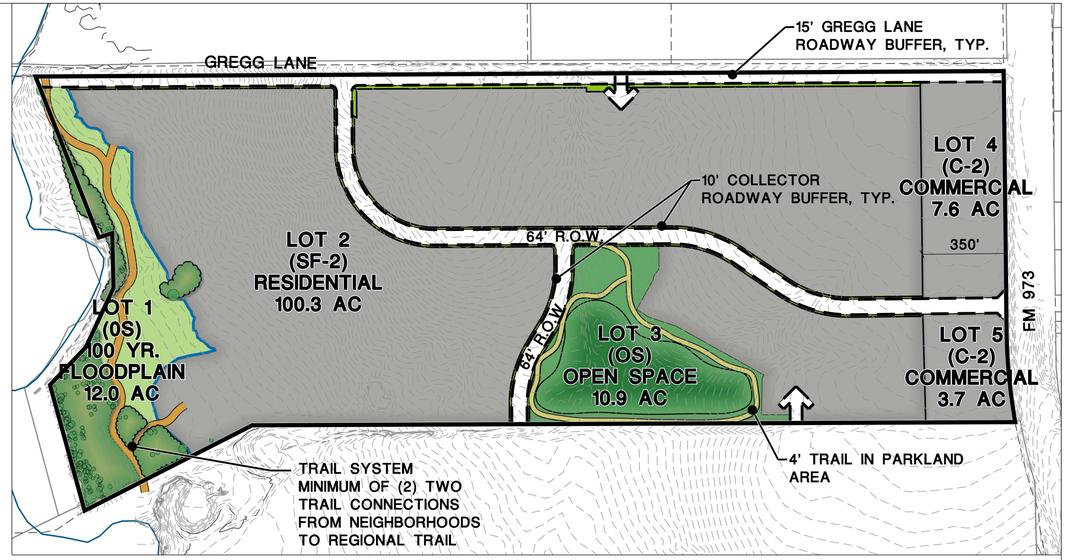
LEGEND

- PLAN BOUNDARY
- PROPOSED RIGHT-OF-WAY
- CITY LIMITS
- 4' WALKS
- 8' TRAILS

North

0 300' 600' 900'

Scale: 1" = 300'



PARK PLAN

PARK LAND DEDICATION:

North

0 300' 600' 900'

Scale: 1" = 300'

400 (number of dwelling units) /66 x 1 = 6.1 (required park acreage) 22.9 (proposed park acreage)

8' CONCRETE TRAIL (2,400 L.F.)

A. Purpose and Intent

1. The Monarch Ranch Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

   SF-2 (Single-Family Standard)
   C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

1. The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

D. Allowable/Prohibited Uses

1. The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be four hundred (400). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.

2. The following uses shall be prohibited within the C-2 area of the PUD:
   - Amusement (outdoor)
   - Automobile Repair (minor)
   - Automobile Repair (major)
   - Commercial Off-Street Parking
   - Contractor's Shop
   - Financial Services (alternative)
   - Funeral Services
   - Kennel
   - Laundry Services
   - Mini-Storage Warehouse
   - Off-Site Accessory Parking
   - Pawnshop
   - Recreational Vehicle Sales and Rental
   - Truck and Trailer Sales and Rental
   - Veterinary Service, Large

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
   a. A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
   b. A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.

2. The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
Lot Width: (minimum)50 ft.
Front Setback: (minimum)25 ft.
Side Setback: (minimum)5 ft.
Street Side Setback: (minimum)15 ft.
Rear Setback to residential:(minimum)10 ft.
Rear Setback to commercial: 15 ft
Minimum dwelling unit size: 1,700 sq. ft.
Maximum building coverage: 50%
Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended

F. Commercial Development Standards

1. The Monarch Ranch commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

G. Drainage Dedication and Facilities

1. Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

H. Parkland and Open Space

1. This Final PUD Site Plan provides approximately 22.9 acres of park and open space with the dedication of two (2) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, 100 year floodplain, trail corridor and active programmed parkland.

2. An eight-foot (8') concrete trail shall provide pedestrian/bike access along the parkland corridor connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.

3. Parkland amenities located within the Enfield PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
   a. Age 5-12 playground
   b. Age 2-5 playground
   c. Parking area with a minimum of 20 parking spaces
   d. Minimum 10,000 square foot dog park (may be allowed within detention area)
   e. Minimum 20 foot by 30 foot picnic pavilion

4. A portion of the parkland may be utilized for a private amenity pool and associated restroom facility. This lot defined for the private amenity will not be dedicated to the City and final boundary will be determined at the platting stage of development. The private amenity portion of the overall parkland will be a maximum of 2 acres.

5. A minimum 4 foot wide, concrete sidewalk shall be provided parallel to the Gregg Lane Landscape Buffer.

6. The proposed parkland shall be dedicated to the City of Manor and privately maintained by the Monarch Ranch Homeowner's Association.

I. Landscaping

1. Gregg Lane Landscape Buffer
   a. A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

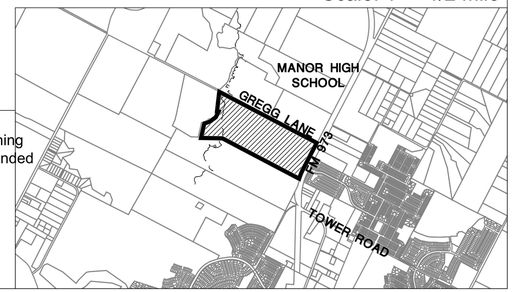
2. Unloaded Collector Landscape Buffer.
   a. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

3. Storm Water Detention
   a. Storm water detention facilities shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).

4. Masonry wall shall be provided along the rear and side lotlines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

5. All landscape buffers and walls shall be privately maintained by the Monarch Ranch Homeowners Association.

VICINITY MAP
Scale: 1" = 1/2 Mile



Approval and authorized for record by the City Council for the City of Manor, Texas.

Dated this ____ Day of _____, 20___

By:_____
Honorable Mayor Dr. Christopher Harvey
Mayor of the City of Manor, Texas

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this ____ Day of _____, 20___

By:_____
Julie Leonard, Chairperson

SEC Planning, LLC
Austin, Texas
LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
4201 W. Parmer Lane Bldg A Suite 220
Austin, TX 78727
T 512.246.7003
F 512.246.7703
www.secplanning.com
Email : info@secplanning.com

BLACKBURN HOMES

MONARCH RANCH
FINAL PUD SITE PLAN
MANOR, TEXAS

Z:\2100038-BBGR\Cadfiles\PLANNING\Submittals\PUD Amendment_10-2022\PUD Site Plan_Notes Monarch Ranch Amendment.dwg

Issued:

1.	PUD Submittal	5/24/2021
2.		
3.		
4.		
5.		

Revisions:

1.	PUD Submittal	7/29/2021
2.	PUD Submittal	8/30/2021
3.	PUD Submittal	11/11/2021
4.	PUD Amend Submittal	10/13/2022
5.		

Issue Date: _____

Drawn By:
Reviewed By: MB

Project No.
210038 - BBGR

SHEET 1 of 1

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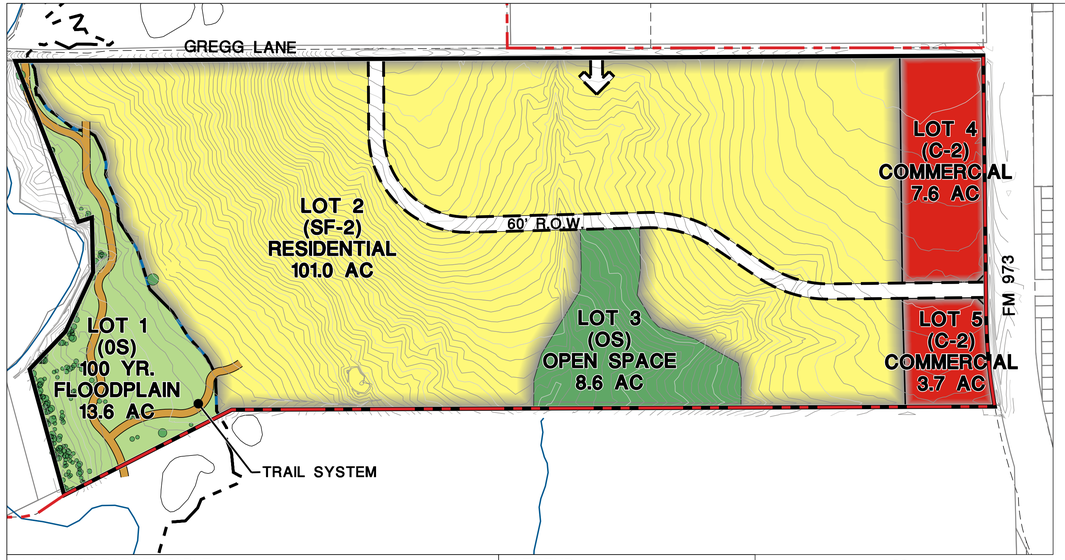


LAND USE PARCEL TABLE			
LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.0 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	13.6 ACRES	1 LOTS	
(OS) OPEN SPACE	8.6 ACRES	1 LOTS	
TOTAL	134.5 ACRES		3.0 DU/AC

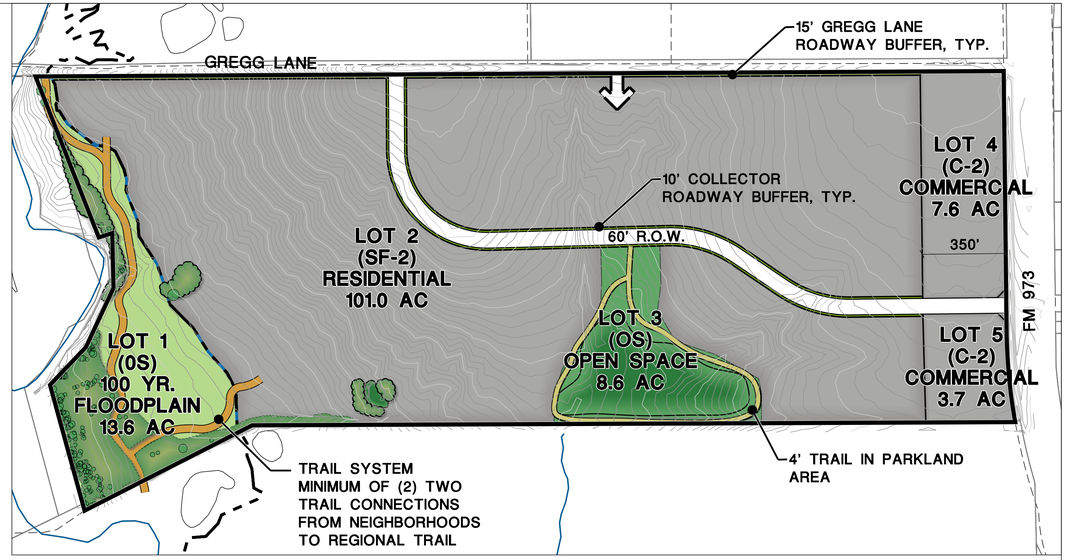
LEGEND

- PLAN BOUNDARY
- PROPOSED RIGHT-OF-WAY
- CITY LIMITS
- 4' WALKS
- 8' TRAILS

North

0 300' 600' 900'

Scale: 1" = 300'



PARK PLAN

PARK LAND DEDICATION:

North

0 300' 600' 900'

Scale: 1" = 300'

400 (number of dwelling units) /66 x 1 = 6.1 (required park acreage) 22.2 (proposed park acreage)

8' CONCRETE TRAIL (2,674 L.F.)

A. Purpose and Intent

1. The Monarch Ranch Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

   SF-2 (Single-Family Standard)
   C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

1. The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

D. Allowable/Prohibited Uses

1. The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be four hundred (400). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.

2. The following uses shall be prohibited within the C-2 area of the PUD:
   - Amusement (outdoor)
   - Automobile Repair (minor)
   - Automobile Repair (major)
   - Commercial Off-Street Parking
   - Contractor's Shop
   - Financial Services (alternative)
   - Funeral Services
   - Kennel
   - Laundry Services
   - Mini-Storage Warehouse
   - Off-Site Accessory Parking
   - Pawnshop
   - Recreational Vehicle Sales and Rental
   - Truck and Trailer Sales and Rental
   - Veterinary Service, Large

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
   a. A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
   b. A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.

2. The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
Lot Width: (minimum)50 ft.
Front Setback: (minimum)25 ft.
Side Setback: (minimum)5 ft.
Street Side Setback: (minimum)15 ft.
Rear Setback to residential:(minimum)10 ft.
Rear Setback to commercial: 15 ft
Minimum dwelling unit size: 1,700 sq. ft.
Maximum building coverage: 50%
Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended

F. Commercial Development Standards

1. The Monarch Ranch commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

G. Drainage Dedication and Facilities

1. Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

H. Parkland and Open Space

1. This Final PUD Site Plan provides approximately 22.2 acres of park and open space with the dedication of two (2) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, 100 year floodplain, trail corridor and active programmed parkland.

2. An eight-foot (8') concrete trail shall provide pedestrian/bike access along the parkland corridor connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.

3. Parkland amenities located within the Enfield PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.

   a. Age 5-12 playground
   b. Age 2-5 playground
   c. Parking area with a minimum of 20 parking spaces
   d. Minimum 10,000 square foot dog park (may be allowed within detention area)
   e. Minimum 20 foot by 30 foot picnic pavilion

4. A portion of the parkland may be utilized for a private amenity pool and associated restroom facility. This lot defined for the private amenity will not be dedicated to the City and final boundary will be determined at the platting stage of development. The private amenity portion of the overall parkland will be a maximum of 2 acres.

5. A minimum 4 foot wide, concrete sidewalk shall be provided parallel to the Gregg Lane Landscape Buffer.

6. The proposed parkland shall be dedicated to the City of Manor and privately maintained by the Monarch Ranch Homeowner's Association.

I. Landscaping

1. Gregg Lane Landscape Buffer

   a. A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

2. Unloaded Collector Landscape Buffer.

   a. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

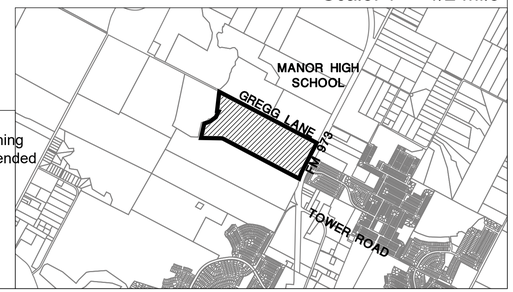
3. Storm Water Detention

   a. Storm water detention facilities shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).

4. Masonry wall shall be provided along the rear and side lotlines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

5. All landscape buffers and walls shall be privately maintained by the Monarch Ranch Homeowners Association.

VICINITY MAP
Scale: 1" = 1/2 Mile



Approval and authorized for record by the City Council for the City of Manor, Texas.

Dated this ____ Day of _____, 20___

By:_____
Honorable Mayor Dr. Larry Wallace Jr.
Mayor of the City of Manor, Texas

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this ____ Day of _____, 20___

By:_____
Philip Tryon, Chairperson

SEC Planning, LLC
Austin, Texas
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LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
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Austin, TX 78727
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F 512.246.7703
www.secplanning.com
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BLACKBURN HOMES

MONARCH RANCH
FINAL PUD SITE PLAN
MANOR, TEXAS

Z:\210038-BBGR\Cadfiles\PLANNING\Submittals\Preliminary PUD Site Plan.dwg

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SHEET 1 of 1

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GBA

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, November 3, 2022

SEC Planning
SEC Planning, LLC
4201 W. Parmer Lane, Bldg. A, Ste. 220
Austin TX
info@secplanning.com

Permit Number 2022-P-1481-ZO
Job Address: GREGG LN TX, MANOR 78653

Dear SEC Planning,

The submittal of the revised Monarch Ranch PUD Amendment Site Plans submitted by SEC Planning, LLC and received by our office on 11/3/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the PUD to Scott Dunlop at the City of Manor for signatures. A copy of the signed PUD will be uploaded under project files on my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Final PUD Site Plan

Project Name: Monarch Ranch PUD Amendment
Case Number: 2022-P-1481-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Ln and N. FM 973, Manor, TX.
Applicant: SEC Planning, LLC
Owner: Blackburn Group

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this PUD Amendment has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

CITY OF PFLUGERVILLE
PO BOX 589
PFLUGERVILLE, TX 78691-0589

GREGG LANE DEV LLC
101 PARKLANE BLVD STE 102
SUGAR LAND, TX 77478-5521v

BOARD OF TRUSTEES OF TH ISD
DENNIS ANDERSON ETAL
533 HIWASEE ROAD
WAXAHACHIE, TX 75165-6448

UNITED STATES OF AMERICA
ANDERSON DENNIS ETAL
UNITED STATES ATTORNEYS OFFICE
533 HIWASEE RD
WAXAHACHIE, TX 75165-6448

BURATTI, ROBERT JOE 6903
GENEVA DR
AUSTIN, TX 78723-1506

STRABO HOLDINGS LLC
13510 BR0ADMEADE AVE
AUSTIN, TX 78729

FOXTROT HOLDING LLC
14605 FM 973 N
MANOR, TX 78653-3539

HOLLEY, EBONY L & TERRY G JR
14526 PERNELLA RD
MANOR, TX 78653-2062

BLAKELY, ARTURO S V & JENNIFER A
14522 PERNELLA RD
MANOR, TX 78653-2062

SHEPPERD, RICHARD & ROSE MARY
14518 PERNELLA RD
MANOR, TX 78653-2062

AGUILERA, JAVIER R & LAURA GUDINO PENA & RAUL PENA & LUZ ROSAS DE GUDINO
14514 PERNELLA RD
MANOR, TX 78653-2062

RODARTE, GAMALIEL & ALEXANDRIA SERPAS
14510 PERNELLA RD
MANOR, TX 78653-2062

MORALES, GERARDO M 14506 PERNELLA RD
MANOR, TX 78653-2062

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN, TX 78729-1190

CONTINENTAL HOMES OF TEXAS LP
SUITE 400 10700 PECAN PARK BLVD
AUSTIN, TX 78750-1227

SW HOMEOWNERS ASSOCIATION INC
9601 AMBERGLEN BLVD STE 150
AUSTIN, TX 78729-1190

CHAPARRO, JUAN P & SULEIVA CHAPARRO-RODRIGUEZ
14408 PERNELLA RD
MANOR, TX 78653-2061

CLARK, MARY M
14404 PERNELLA RD
MANOR, TX 78653-2061

ESCOBEDO, KRISTINE A & MATTHEW J
14400 PERNELLA RD
MANOR, TX 78653-2061

ESTRADA, GILBERTO A & MARIA D
14411 FM 973 N
MANOR, TX 78653

LEKCAM COMMUNICATION LLC 16404 MARCELLO DR
PFLUGERVILLE, TX 78660-2570

WALLACE H DALTON
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TX 78724-1114

AGENDA ITEM NO. 14

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The Concept Plan include 385 residential lots and parkland, open space and drainage lots. The plan includes a mix of 50' and 60' wide residential lots in accordance with the PUD zoning. There is a 64' unloaded collector (Tinajero Way) that extends east-west through the property then connects north to Gregg Lane. A second 64' unloaded collector extends south from Tinajero Way as Silent Falls Way. There is also a 45' ROW dedication along Gregg Lane for future expansion.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

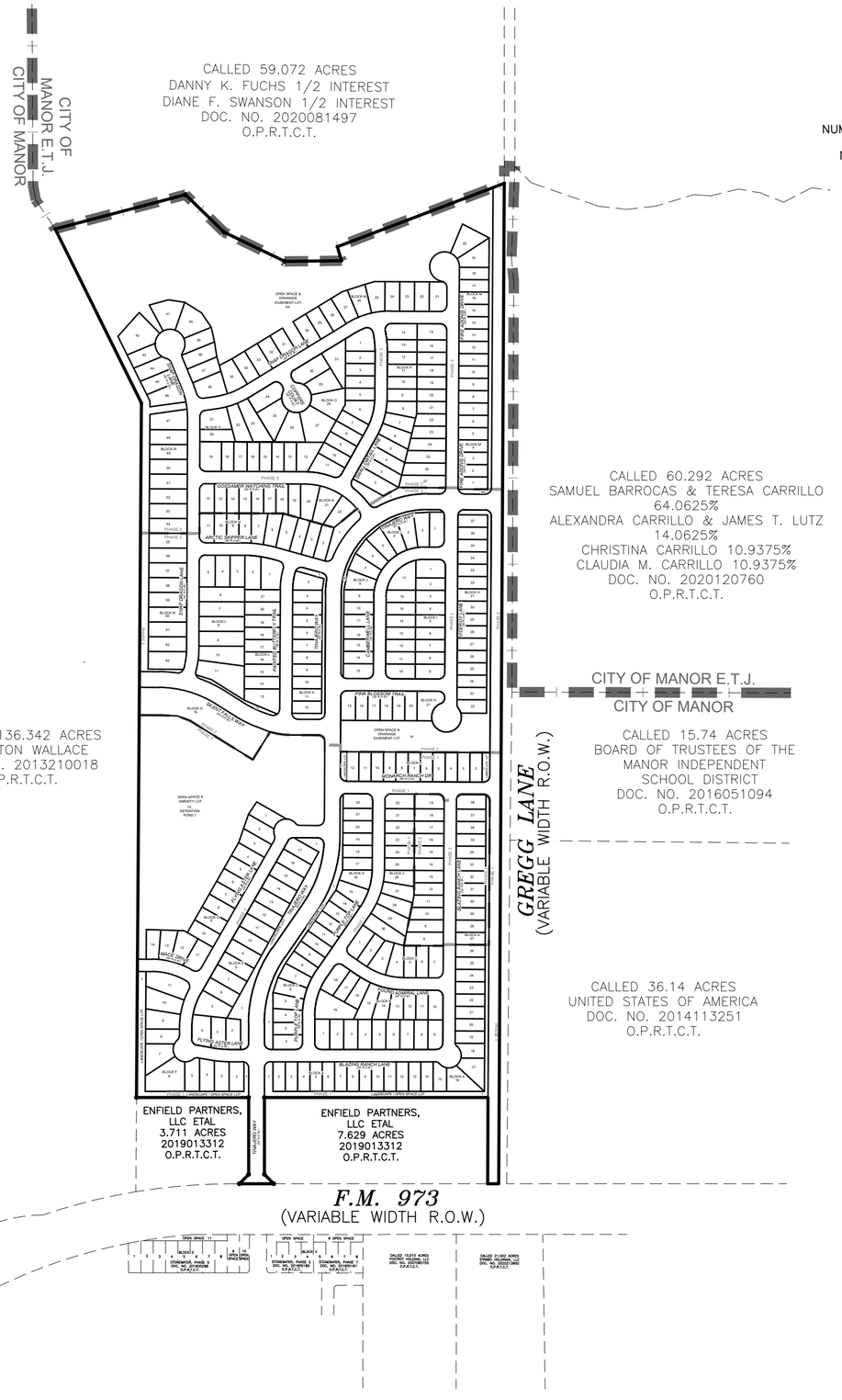
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

COMMON OWNERSHIP LOTS
LOT 1 BLOCK A
LOT 1 BLOCK D
LOT 1 BLOCK E
LOT 1 BLOCK F
LOT 15 BLOCK G
LOT 1 BLOCK H
LOT 16 BLOCK J
LOT 1 BLOCK K
LOT 56 BLOCK M
LOT 1 BLOCK N

ESTIMATED TIMING OF PHASES
PHASE 1 – 08/01/22, DEPENDENT ON PERMIT APPROVAL
PHASE 2 – 1 TO 2 YEARS AFTER PHASE 1, DEPENDENT ON LOT SALES
PHASE 3 – 1 TO 2 YEARS AFTER PHASE 2, DEPENDENT ON LOT SALES



BOUNDARY LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'

OWNER/DEVELOPER: MONARCH RANCH AT MANOR, LLC
310 ENTERPRISE DRIVE
OXFORD, MISSISSIPPI 38655
PHONE (662) 513-4194
DAVID BLACKBURN

ACREAGE: 123.516 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 63

DATE PREPARED: 05/10/2022

NUMBER OF BLOCKS: 16

NUMBER OF LOTS: 400
(SEE TABLE THIS SHEET FOR BREAKOUT)

LINEAR FEET OF NEW STREETS: 18,717 LF

SUBMITTAL DATE: 05/10/2021

BENCHMARK: GPD DESC.: BENCHMARK #1
BEARING BASIS: TEXAS NORTH CENTRAL ZONE, 4202, NAD 83 – US SURVEY FEET
VERTICAL DATUM: NAVD 88
ELEVATION: 593.26'

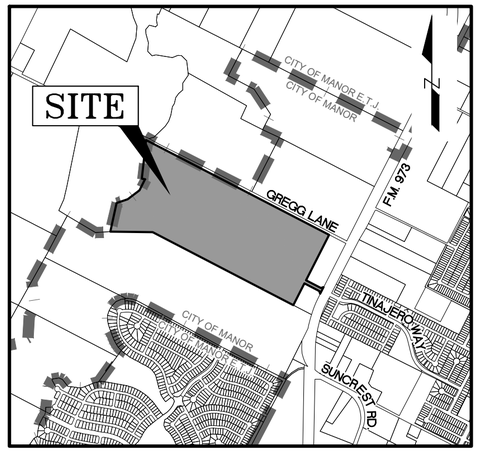
SURVEYOR: LANDPOINT, INC.
6410 SOUTHWEST BLVD. STE 127
FORT WORTH, TEXAS 76109
PHONE (817) 554-1805
ROBERT GLEN MALOY, RPLS

ENGINEER: JAMISON CIVIL ENGINEERING, LLC.
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
TBPE NO. F-17756
PHONE (737) 484-0880
STEPHEN R. JAMISON, P.E.

LEGEND
PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE 594
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
400 200 0 400



LOCATION MAP
SCALE = 1" = 2000'

WATER CALCULATIONS (Per COA Criteria)

Single Family:								
Peak Hour	457 LUEs	x	3.5 people	x	900 gal/person/day	=	1439550 gpd	= 999.7 gpm
Peak Day	457 LUEs	x	3.5 people	x	530 gal/person/day	=	847735 gpd	= 588.7 gpm
Fire Demand	1000 gpm	for	1 HR					
Commercial:								
Peak Hour	72 LUEs	x	3.5 people	x	900 gal/person/day	=	227331 gpd	= 157.9 gpm
Peak Day	72 LUEs	x	3.5 people	x	530 gal/person/day	=	133873 gpd	= 93.0 gpm
Fire Demand	6000 gpm	for	2 HR		(No Sprinkler)			
Fire Demand	3000 gpm	for	2 HR		(With Sprinkler & 50% Reduction)			
Total:								
Peak Hour	**529 LUEs**	**x**	**3.5 peoplex**		**900 gal/person/da**	**=**	**1666881 gpd**	**= 1157.6 gpm**
Peak Day	**529 LUEs**	**x**	**3.5 peoplex**		**530 gal/person/da**	**=**	**981608 gpd**	**= 681.7 gpm**
Fire Demand	**6000 gpm**	**for**	**2 HR**		**(No Sprinkler)**			
Fire Demand	**3000 gpm**	**for**	**2 HR**		**(With Sprinkler & 50% Reduction)**			

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN

	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	385	2,826,482	64.887	52.5%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,372,555	31.510	25.5%
R.O.W. / STREETS*		1,181,052	27.113	22.0%
TOTAL	**400**	**5,380,089**	**123.510**	100.0%

WASTEWATER CAPACITY CALCULATIONS

	Unit		LUEs		Total LUEs	TOTAL POPULATION (capita)
RESIDENTIAL UNITS						
Retail / Commercial	119,800.0	sf	0.000602	LUE/unit	72	252.59
Single-Family	385.0	lots	1	LUE/unit	385	1,347.50
Multi-family	0.0	units	0.70000	LUE/unit	0	0.00
			1 LUE =	3.5 cap	457	
TOTAL EQUIVALENT POPULATION						**1,600.09**
Average Dry Weather Flow, gpd	70	gpd/cap				112,006.33
Average Dry Weather Flow, gpm						77.78
Peak Flow Factor						3.66
Peak Flow, gpd						409,841.92
Maximum Dry Weather Flow, gpm						**284.6**
Service Area, ac						135.00
Inflow/Infiltration, gpd	750	gpd/ac				101,250.00
Maximum Wet Weather Flow, gpd						511,091.92
Net Maximum Wet Weather Flow, gpm						**354.9**
Minimum Flow Factor						0.22
Minimum Dry Weather Flow, gpd						24,586.30
Minimum Dry Weather Flow, gpm						**17.07**

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - OVERALL
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17, 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

H:\MONARCH RANCH\DWG\PLANS\CONCEPTUAL\CONCEPTUAL.DWG

File:
Job No.
Scale (Hor.): 1"=100' Scale (Vert.): Snapshot: OVERALL
Date: Checked By: Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
01 of 07

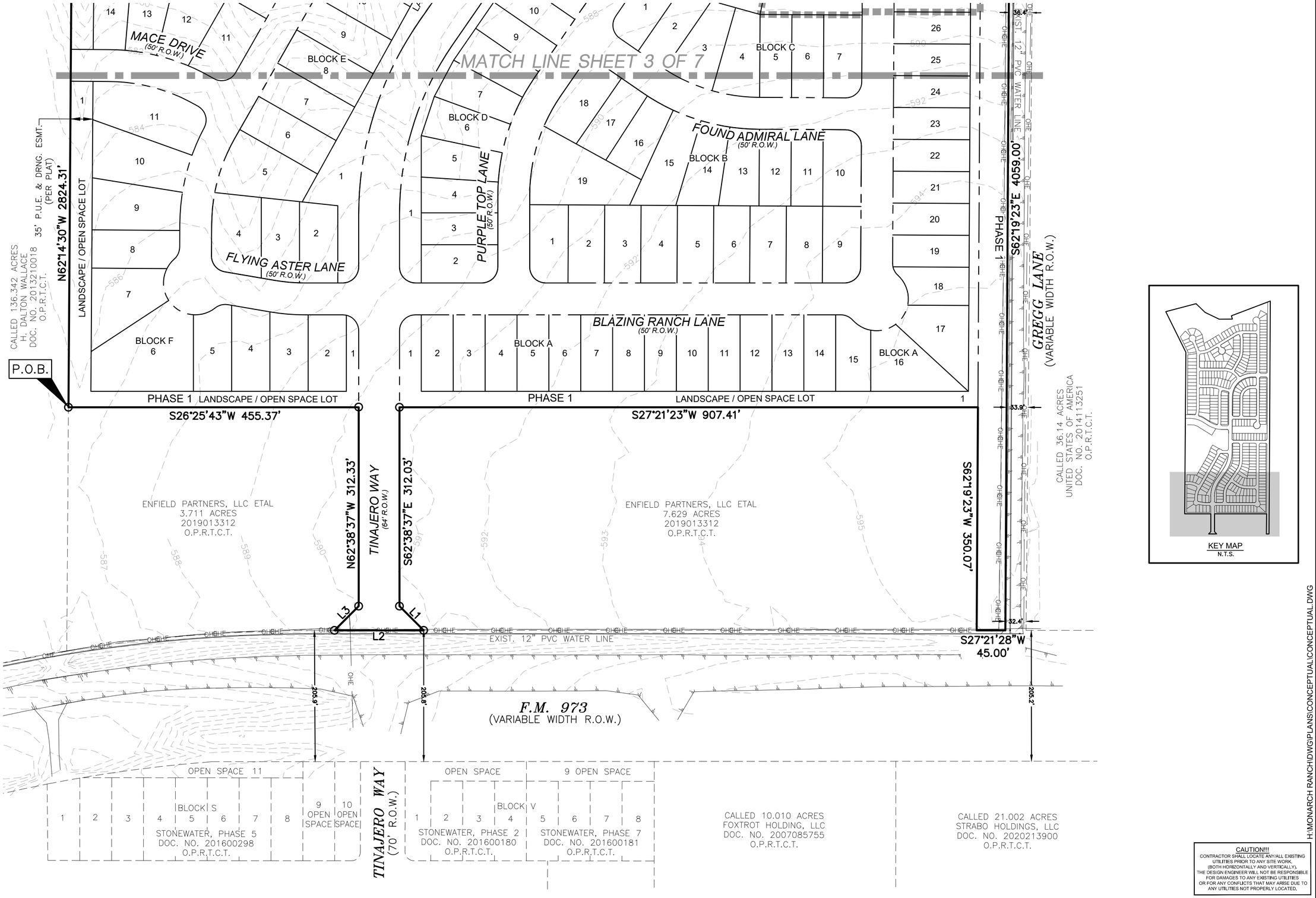
MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE 594
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100



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MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17, 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

H:\MONARCH RANCH\DWG\PLANS\CONCEPTUAL\CONCEPTUAL.DWG

File:	Snapshot: CONCEPTUAL		
Job No.	Scale (Vert.):	Drawn By: MM	
Scale (Hor.): 1"=100'	Checked By:		
Date:	Revision 1:		
	Revision 2:		
	Revision 3:		
	Revision 4:		

SHEET
02 of 07

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE 594
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100



KEY MAP
N.T.S.

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 20 22

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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Job No.	Snapshot: CONCEPTUAL
Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By: Drawn By: MM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

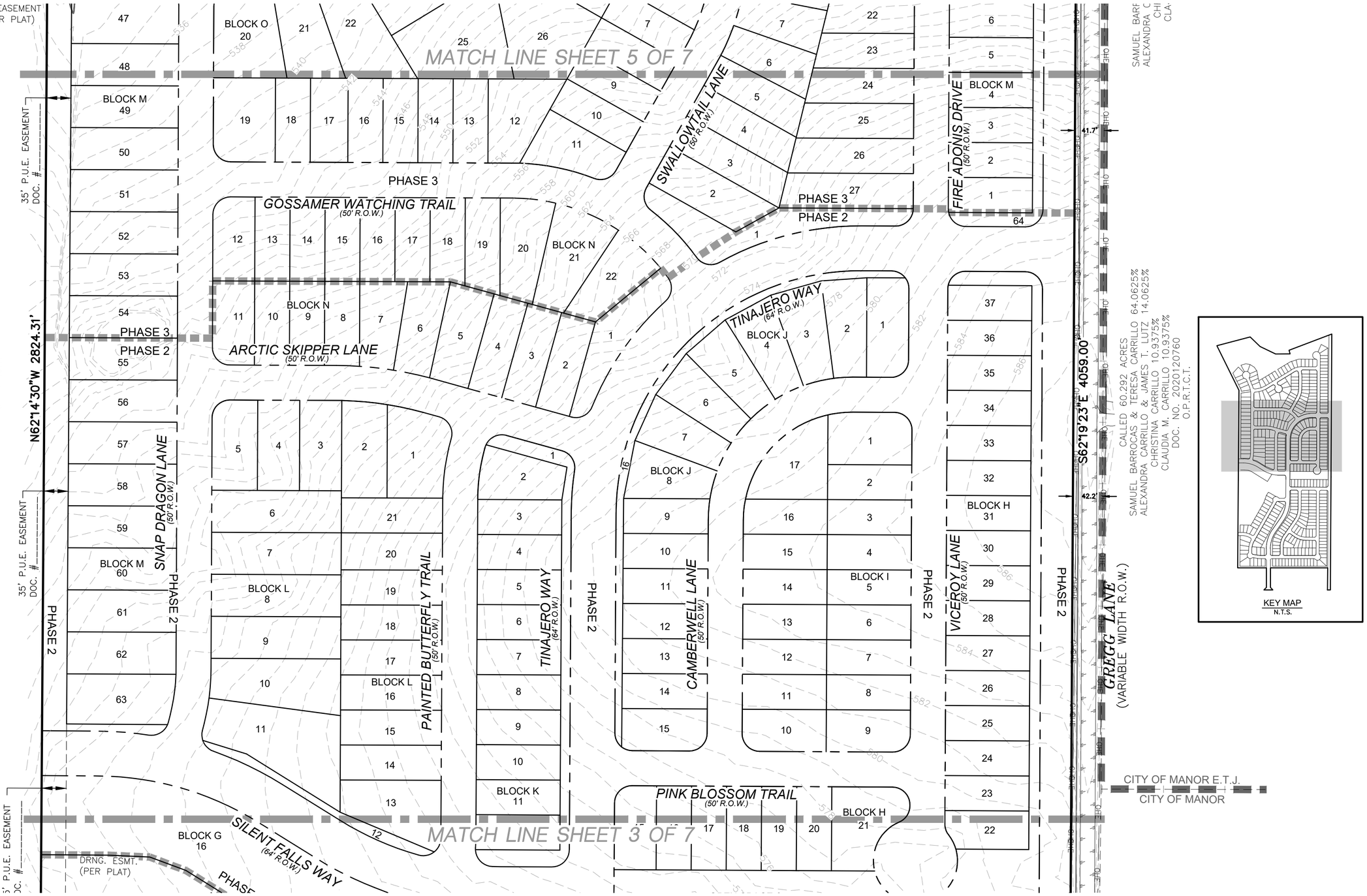
SHEET
03 of 07

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND
PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE 594
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100



KEY MAP
N.T.S.

JAMISON CIVIL ENGINEERING LLC
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JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 3 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17/2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

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Date:	Checked By: / Drawn By: MM
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Revision 2:	
Revision 3:	
Revision 4:	

SHEET
04 of 07

CAUTION!!!
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MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE 594
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100

CALLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 201321001 8
O.P.R.T.C.T.

CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 202012076 0
O.P.R.T.C.T.

CITY OF MANOR E.T.J.
CITY OF MANOR

N12°37'38"E 546.74'
N71°31'15"E 218.24'
N53°03'35"E 273.85'
N79°38'13"W 59.13'
N26°39'39"E 230.33'
N06°31'39"E 724.90'
S62°19'23"E 4059.00'
N88°59'54"W 788.38'

1% ANNUAL CHANCE FLOOD PLAIN (FULLY DEVELOPED CONDITIONS)
1% ANNUAL CHANCE FLOOD PLAIN (EXISTING CONDITIONS)
1% ANNUAL CHANCE FEMA FLOOD PLAIN

OPEN SPACE & DRAINAGE EASEMENT LOT 64

GREGG LANE (VARIABLE WIDTH R.O.W.)
59.8'
34.2'
40.9'
41.4'
41.7'

FIRE ADONIS DRIVE (50' R.O.W.)
SNAP DRAGON LANE (50' R.O.W.)
COPPERS COURT (50' R.O.W.)
SWALLOWTAIL LANE (50' R.O.W.)
GOSSAMER WATCHING TRAIL (50' R.O.W.)

BLOCK M
BLOCK O
BLOCK P
PHASE 3
PHASE 2

35' P.U.E. EASEMENT DOC. #_____

MATCH LINE SHEET 4 OF 7

KEY MAP
N.T.S.

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JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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Scale (Vert.):
Date:
Checked By:
Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
05 of 07

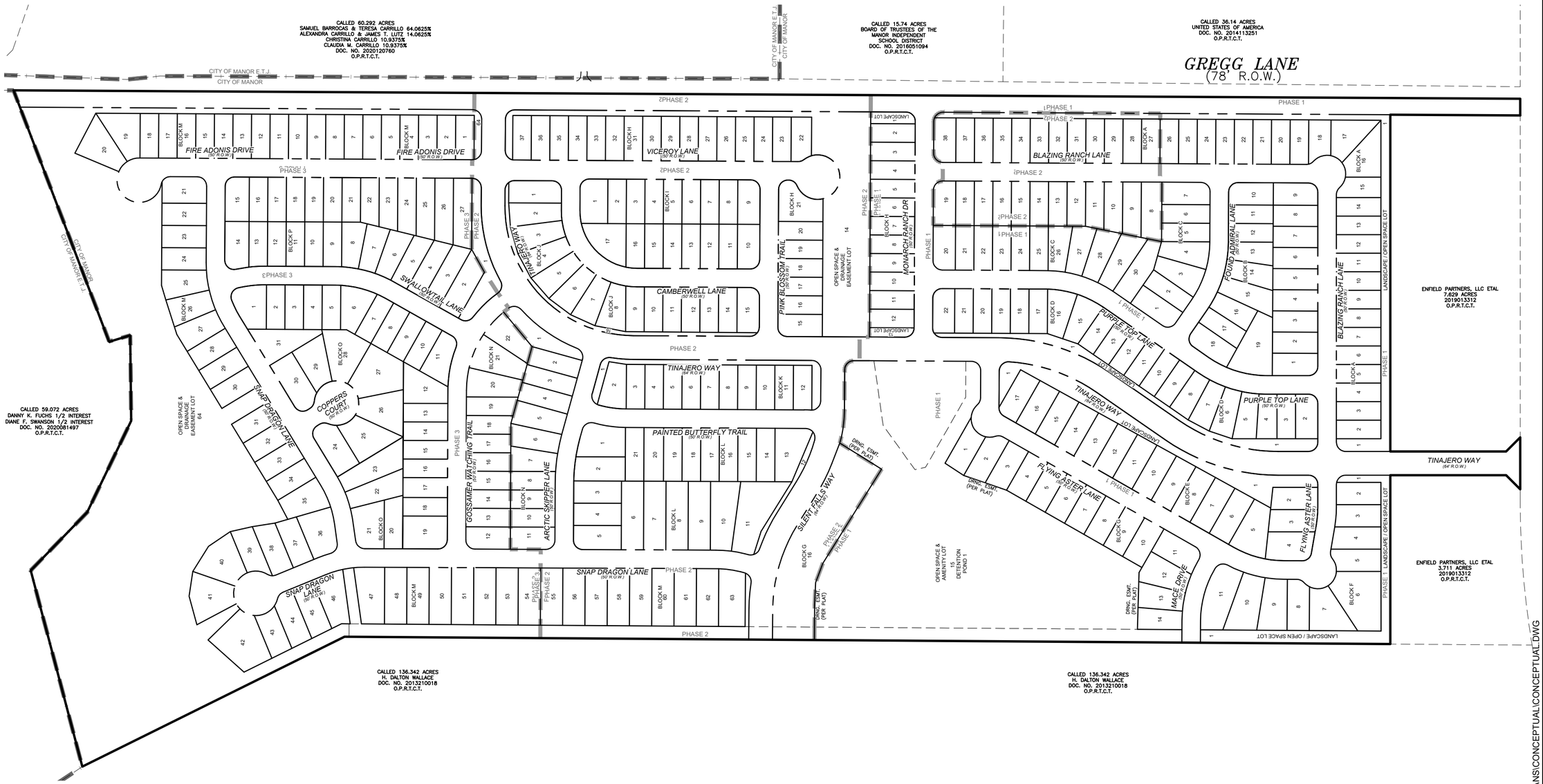
MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE 594
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
200 100 0 200



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JAMISON CIVIL ENGINEERING LLC
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13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - PHASING PLAN
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:	
Job No.	Snapshot: PHASING
Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By: / Drawn By: MM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
06 of 07

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20___ A.D.

APPROVED:

_____
JULIE LEONARD, CHAIRPERSON

ATTEST:

_____
LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20___ A.D.

BY:

_____
DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

ATTEST:

_____
LLUVIA T. ALMARAZ,
CITY SECRETARY

CAUTION!!!
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JAMISON CIVIL ENGINEERING LLC
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13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
NOTES
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:	
Job No.	Snapshot: CONCEPTUAL
Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By: / Drawn By: GC
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
07 of 07

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, June 7, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. # B-2
Austin TX 78750
Steve@jamisoneng.com

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Concept Plan *(Concept Plan*) submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~

~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

~~4. Setbacks are not required to be shown on the Concept Plan. Please remove them.~~

~~5. Please provide a sheet the shows the entire tract and its relationship to adjacent properties.~~

~~6. Please provide the location of any sites for proposed parks and all areas of common ownership~~.

7. PUEs are not required to be shown on the Concept Plan.

8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

June 23, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).

THE ANTICIPATED TIMING OF EACH PROPOSED PHASE HAS BEEN ADDED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).

THE PHASING PLAN HAS BEEN ADDED TO THE CONCEPT PLAN SET.

3. The City signature blocks should be added to the concept plan. A copy will be provided.

THE CITY SIGNATURE BLOCK HAS BEEN ADDED TO THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

4. Setbacks are not required to be shown on the Concept Plan. Please remove them.

SETBACKS HAVE BEEN REMOVED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

5. Please provide a sheet the shows the entire tract and its relationship to adjacent pro perties.

PLEASE SEE THE NEW OVERALL SHEET ADDED IN THE REVISED SET OF PLANS INCLUDED WITH THIS UPDATE.

6. Please provide the location of any sites for proposed parks and all areas of common ownership.

THE LOT NUMBER AND BLOCK OF ALL LOTS WITH COMMON OWNERSHIP ARE NOW LISTED ON SHEET 1.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



06/27/2022

Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, July 18, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. # B-2
Austin TX 78750
Steve@jamisoneng.com

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Concept Plan submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~

~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

~~4. Setbacks are not required to be shown on the Concept Plan. Please remove them.~~

~~5. Please provide a sheet the shows the entire tract and its relationship to adjacent properties.~~

~~6. Please provide the location of any sites for proposed parks and all areas of common ownership~~.

7. PUEs are not required to be shown on the Concept Plan.

8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

August 4, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP – Update 2

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review
The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

THE SIGNATURE BLOCKS HAVE BEEN UPDATED. PLEASE SEE THE REVISED PLANS INCLUDED WITH THIS UPDATE.

7. PUEs are not required to be shown on the Concept Plan.

PUEs ARE NO LONGER BEING SHOWN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

8. Topographic contours at tenfoot intervals or less should be provided on the Concept Plan.

THE REQUESTED CONTOURS HAVE BEEN ADDED TO THE CONCEPT PLAN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

9.Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

SIGNIFICANT EXISTING FEATURES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

THE CITY LIMIT LINES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



08/05/2022

Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

GBA

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, November 3, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. # B-2
Austin TX 78750
Steve@jamisoneng.com

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor 78653

Dear Stephen Jamison,

The submittal of the revised Monarch Ranch Concept Plan Site Plans submitted by Jamison Civil Engineering LLC and received by our office on 11/3/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we , therefore,take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Monarch Ranch Concept Plan
Case Number: 2022-P-1437-CP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and FM-973, Manor, Tx. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX. ***Applicant: Jamison Civil Engineering LLC***
Owner: Monarch Ranch at Manor, LLC

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

United States of America (116406)
533 Hiwasse Rd Anderson Dennis Etal
Waxahachie, TX. 75165

Terry G JR & Ebony Holley
14526 Pernella Rd.
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Board of Trustees of the Manor ISD
533 Hiwasee Road Dennis Anderson Etal
Waxahachie, TX 75165

Jennifer A & Arturo Blakely
14522 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Gregg Lane Dev LLC
101 Parklane Blvd. STE 102
Sugarland TX 77478

Rose Mary & Richard Shepperd
14518 Pernella Rd.
Manor, TX 78653

Continental Homes of TexasLP STE 400
10700 Pecan Park Blvd.
Austin, TX 78750

Pflugerville ISD
PO Box 589
Pflugerville, TX 78691

Laura Patricia Guino & Javier Rosas Aguilera
14514 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Rust Creek LLC
9606 Old Manor Road #1
Austin, TX 78724

Gamaliel & Alexandria Rodarte
14510 Pernalla Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Wallace H Dalton
9505 Johnny Morris RD.
Austin, TX 78724

Gerardo M Morales
14506 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Foxtrot Holding LLC
14605 FM 973 N
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Juan P. Chaparro
14408 Pernella Rd
Manor, TX 78653

Strabo Holdings LLC
13510 Broadmeade Ave.
Austin, TX 78729

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Mary M. Clark
14404 Pernella Rd.
Manor, TX 78653

Robert Joe Buratti
6903 Geneva Dr.
Austin, TX 787233

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Kristine A & Matthew J Escobedo
1440 Pernella Rd.
Manor, TX 78653

AGENDA ITEM NO. 15

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Jamison Civil Engineering, LLC
Owner: Monarch Ranch at Manor, LLC

BACKGROUND/SUMMARY:

This plat has been conditionally approved by our engineers. The Preliminary Plat includes 385 residential lots and parkland, open space and drainage lots. The plan includes a mix of 50' and 60' wide residential lots in accordance with the PUD zoning. There is a 64' unloaded collector (Tinajero Way) that extends east-west through the property then connects north to Gregg Lane. A second 64' unloaded collector extends south from Tinajero Way as Silent Falls Way. There is also a 45' ROW dedication along Gregg Lane for future expansion.

The TIA is still under review by Travis County, so this Preliminary Plat has been conditionally approved pending the TIA's approval. The City is in the process of annexing Gregg Lane and the County has indicated that when that occurs, they would no longer be a party to the TIA and reviews would be between the City and TxDOT. It's anticipated the annexation and TIA approval will occur prior to the next P&Z meeting, so a conditional approval would prevent the developer from having to wait until December for the next P&Z meeting should the TIA be approved before then.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

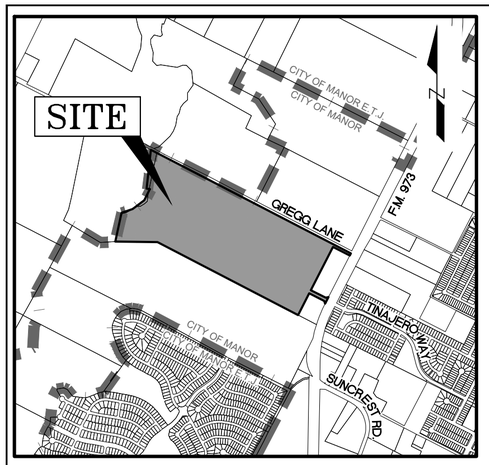
- Preliminary Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conditionally approve a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

MONARCH RANCH AT MANOR
PRELIMINARY PLAT



LOCATION MAP
SCALE: 1" = 2000'

SHEET INDEX

01	OVERALL PRELIMINARY PLAT
02	PRELIMINARY PLAT - SHEET 1 OF 4
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06	CURVE TABLE
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11	EXISTING CONDITIONS - SHEET 4 OF 4
12	EXISTING CONDITIONS - TREE LIST
13	PROPOSED IMPROVEMENTS - SHEET 1 OF 4
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15	PROPOSED IMPROVEMENTS - SHEET 3 OF 4
16	PROPOSED IMPROVEMENTS - SHEET 4 OF 4

CITY OF MANOR ACKNOWLEDEMENTS

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20___ A.D.
APPROVED: ATTEST:

_____ _____
JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20___ A.D.
APPROVED: ATTEST:

_____ _____
HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS
LLUVIA T. ALMARAZ, CITY SECRETARY

OWNER/DEVELOPER: MONARCH RANCH AT MANOR, LLC
310 ENTERPRISE DRIVE
OXFORD, MISSISSIPPI 38655
PHONE (662) 513-4194
DAVID BLACKBURN

ACREAGE: 123.516 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 63

DATE PREPARED: 05/10/2022

NUMBER OF BLOCKS: 16

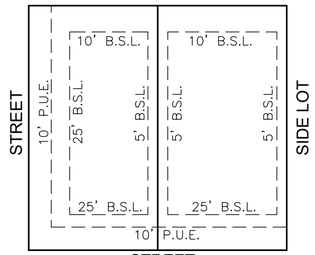
NUMBER OF LOTS: 400
(SEE TABLE THIS SHEET FOR BREAKOUT)

LINEAR FEET OF NEW STREETS: 18,717 LF

BENCHMARK:
GPD DESC.: BENCHMARK #1
BEARING BASIS: TEXAS NORTH CENTRAL ZONE, 4202, NAD 83 - US SURVEY FEET
VERTICAL DATUM: NAVD 88
ELEVATION: 593.26'

SURVEYOR: LANDPOINT, INC.
6410 SOUTHWEST BLVD. STE 127
FORT WORTH, TEXAS 76109
PHONE (817) 554-1805
ROBERT GLEN MALOY, RPLS

ENGINEER: JAMISON CIVIL ENGINEERING, LLC.
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
TBPE NO. F-17756
PHONE (737) 484-0880
STEPHEN R. JAMISON, P.E.



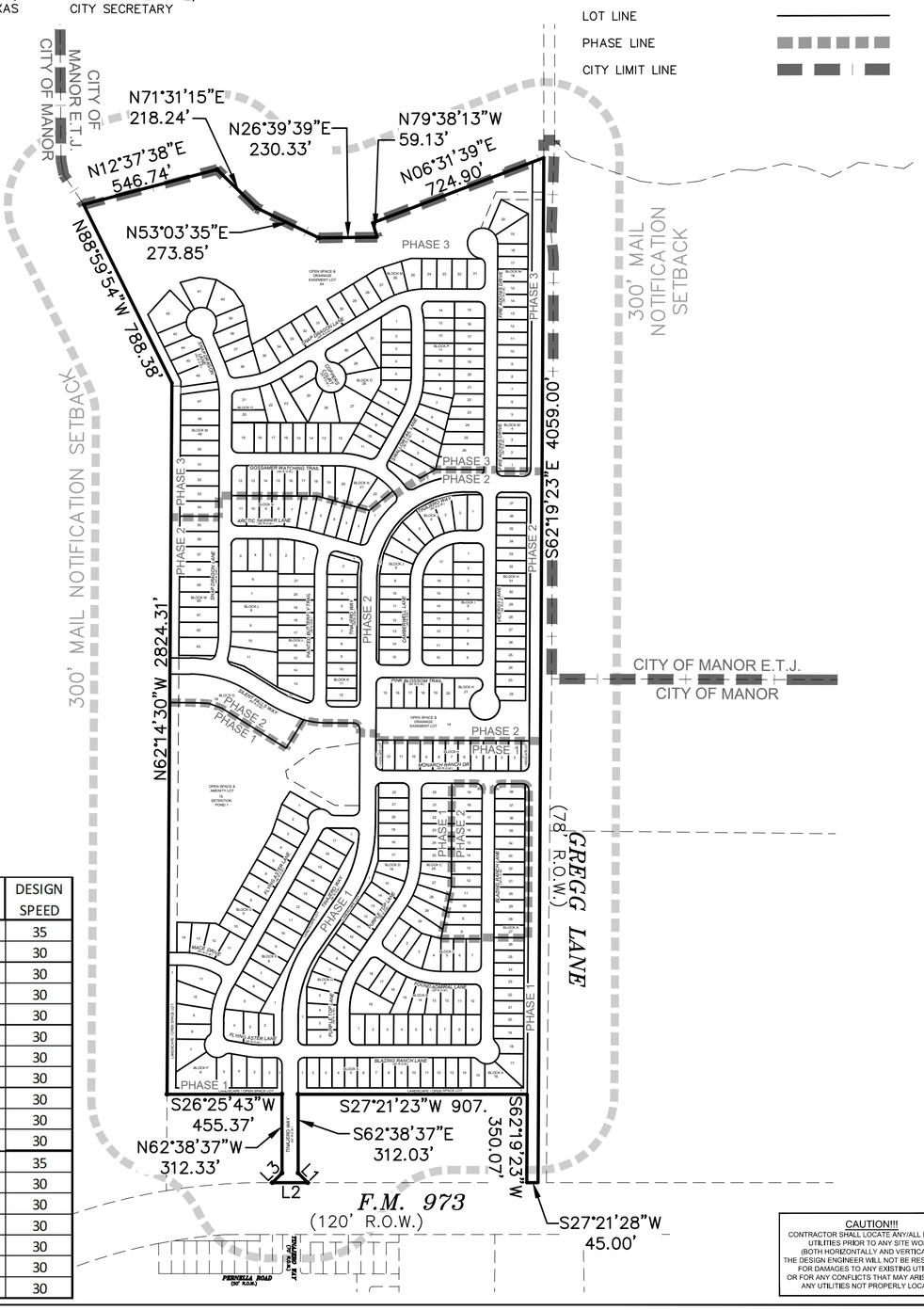
TYPICAL LOT DETAIL
SCALE = N.T.S.

BOUNDARY LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'

LAND USE SUMMARY TABLE	
LOT TYPE	NO. LOTS
SINGLE FAMILY	385
OPEN SPACE / LANDSCAPE / DRAINAGE	15
TOTAL	**400**

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN				
	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	385	2,826,482	64.887	52.5%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,372,555	31.510	25.5%
R.O.W. / STREETS*		1,181,052	27.113	22.0%
TOTAL	**400**	**5,380,089**	**123.510**	100.0%

STREET NAME	ROW WIDTH (FT)	PAVEMENT WIDTH (FOC-FOC) FT	CURB TYPE	LENGTH (FT)	CLASS	SIDEWALK CLEAR ZONE (FT)	SIDEWALK (FT)	SIDEWALK LOCATION)	DESIGN SPEED
TINAJERO WAY	64	44	CURB & GUTTER	3409	PRIMARY COLLECTOR	6' (Min.)	4	BOTH SIDES	35
MONARCH RANCH DR.	50	30	CURB & GUTTER	684	LOCAL	Optional	4	BOTH SIDES	30
SWALLOWTAIL LANE	50	30	CURB & GUTTER	727	LOCAL	Optional	4	BOTH SIDES	30
COPPERS COURT	50	30	CURB & GUTTER	127	LOCAL	Optional	4	BOTH SIDES	30
PAINTED BUTTERFLY TRAIL	50	30	CURB & GUTTER	694	LOCAL	Optional	4	BOTH SIDES	30
FIRE ADONIS DRIVE	50	30	CURB & GUTTER	989	LOCAL	Optional	4	BOTH SIDES	30
ARCTIC SKIPPER LANE	50	30	CURB & GUTTER	594	LOCAL	Optional	4	BOTH SIDES	30
GOSSAMER WATCHING TR.	50	30	CURB & GUTTER	790	LOCAL	Optional	4	BOTH SIDES	30
FOUND ADMIRAL LANE	50	30	CURB & GUTTER	493	LOCAL	Optional	4	BOTH SIDES	30
CAMBERWELL LANE	50	30	CURB & GUTTER	747	LOCAL	Optional	4	BOTH SIDES	30
FLYING ASTER LANE	50	30	CURB & GUTTER	1446	LOCAL	Optional	4	BOTH SIDES	30
SILENT FALLS WAY	64	44	CURB & GUTTER	826	PRIMARY COLLECTOR	6' (Min.)	4	BOTH SIDES	35
PURPLE TOP LANE	50	30	CURB & GUTTER	1163	LOCAL	Optional	4	BOTH SIDES	30
PINK BLOSSOM TRAIL	50	30	CURB & GUTTER	477	LOCAL	Optional	4	BOTH SIDES	30
BLAZING RANCH LANE	50	30	CURB & GUTTER	1845	LOCAL	Optional	4	BOTH SIDES	30
SNAP DRAGON LANE	50	30	CURB & GUTTER	2540	LOCAL	Optional	4	BOTH SIDES	30
VICEROY LANE	50	30	CURB & GUTTER	896	LOCAL	Optional	4	BOTH SIDES	30
MACE DRIVE	50	30	CURB & GUTTER	270	LOCAL	Optional	4	BOTH SIDES	30



NORTH

SCALE IN FEET
400 200 0 400

LEGEND
PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
OVERALL PRELIMINARY PLAT
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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File:		Drawn By:	DSP
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Scale (Hor.):		Date:	
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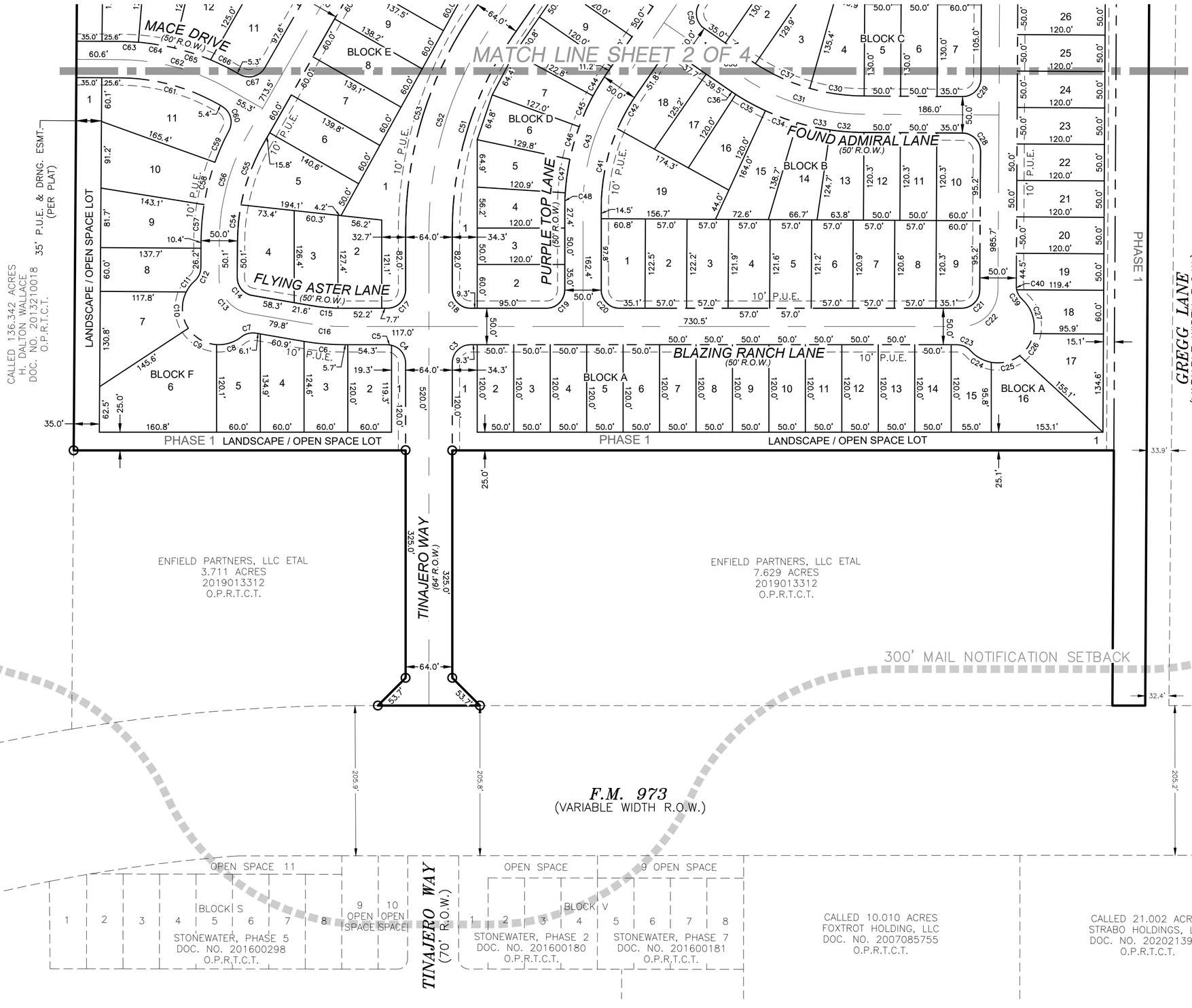
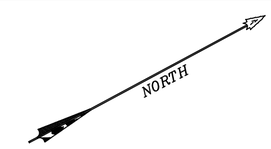
		Revision 3:	
		Revision 4:	

SHEET
01 of 16

MONARCH RANCH AT MANOR
PRELIMINARY PLAT

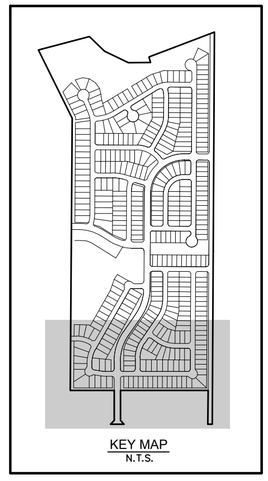




SCALE IN FEET
100 50 0 100

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE



KEY MAP
N.T.S.

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MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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STATE OF TEXAS
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86951
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SHEET
02 of 16

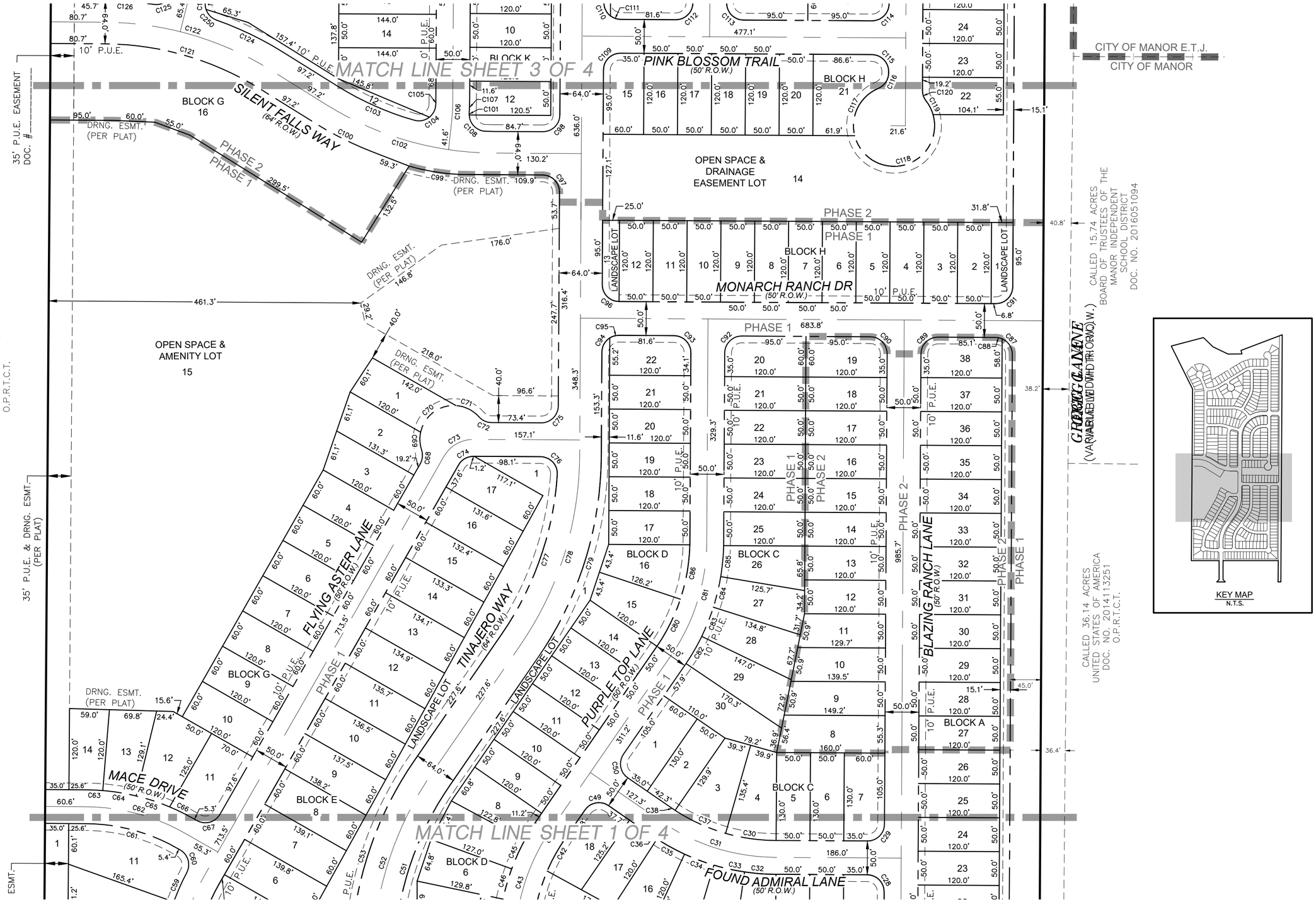
MONARCH RANCH AT MANOR
PRELIMINARY PLAT

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100



KEY MAP
N.T.S.

JAMISON CIVIL ENGINEERING LLC
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MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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STATE OF TEXAS
STEPHEN RAY JAMISON
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SHEET
03 of 16

MONARCH RANCH AT MANOR
PRELIMINARY PLAT

NORTH

SCALE IN FEET
100 50 0 100

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LEGEND
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE

MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 3 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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STATE OF TEXAS
STEPHEN RAY JAMISON
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KEY MAP
N.T.S.

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Revision 2:	
Revision 3:	
Revision 4:	

SHEET
04 of 16

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MONARCH RANCH AT MANOR
PRELIMINARY PLAT

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE

NORTH

SCALE IN FEET
100 50 0 100

300' MAIL NOTIFICATION SETBACK

CALLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

CITY OF MANOR E.T.J.
CITY OF MANOR

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

1% ANNUAL CHANCE FLOOD PLAIN (FULLY DEVELOPED CONDITIONS)
1% ANNUAL CHANCE FLOOD PLAIN (EXISTING CONDITIONS)
1% ANNUAL CHANCE FEMA FLOOD PLAIN

OPEN SPACE & DRAINAGE EASEMENT LOT 64

WW EASEMENT (PER PLAT)

35' P.U.E. EASEMENT DOC. #_____

SNAP DRAGON LANE (50' R.O.W.)
COPPERS COURT (50' R.O.W.)
SNAP DRAGON LANE (60' R.O.W.)
GOSSAMER WATCHING TRAIL (50' R.O.W.)
SWALLOWTAIL LANE (50' R.O.W.)
FIRE ADONIS DRIVE (50' R.O.W.)
GREGG LANE (VARIABLE WIDTH R.O.W.)

BLOCK M
BLOCK O
BLOCK P

PHASE 3
PHASE 2

MATCH LINE SHEET 3 OF 4

CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

KEY MAP
N.T.S.

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MONARCH RANCH AT MANOR
PRELIMINARY PLAT - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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STATE OF TEXAS
STEPHEN RAY JAMISON
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PROFESSIONAL ENGINEER

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Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
05 of 16

MONARCH RANCH AT MANOR
PRELIMINARY PLAT

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	39.27'	25.00'	S17°39'E	S17°38'37"E	35.36'
C4	33.51'	25.00'	S78°57'W	S78°57'27"W	31.06'
C5	5.76'	25.00'	S33°57'W	S33°57'27"W	5.75'
C6	54.59'	325.00'	N32°10'E	N32°10'04"E	54.52'
C7	21.03'	25.00'	S13°00'W	S12°59'53"W	20.41'
C8	36.64'	50.00'	N09°54'E	N09°53'46"E	35.83'
C9	46.36'	50.00'	N57°27'E	N57°27'14"E	44.72'
C10	52.36'	50.00'	S65°59'E	S65°58'52"E	50.00'
C11	19.14'	50.00'	S25°01'E	S25°01'00"E	19.02'
C12	21.03'	25.00'	N38°09'W	N38°06'49"W	20.41'
C13	70.39'	50.00'	N77°26'E	N77°25'32"E	64.72'
C14	35.20'	25.00'	N77°26'E	N77°25'32"E	32.36'
C15	38.97'	275.00'	N33°02'E	N33°01'56"E	38.94'
C16	50.98'	300.00'	N32°13'E	N32°13'28"E	50.92'
C17	39.27'	25.00'	N17°39'W	N17°36'37"W	35.36'
C18	39.27'	25.00'	N72°21'E	N72°21'23"E	35.36'
C19	39.27'	25.00'	N17°39'W	N17°36'37"W	35.36'
C20	39.27'	25.00'	N72°21'E	N72°21'23"E	35.36'
C21	39.13'	25.00'	N17°29'W	N17°29'00"W	35.26'
C22	78.26'	50.00'	N17°29'W	N17°29'00"W	70.51'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C23	21.01'	25.00'	S51°26'W	S51°26'12"W	20.40'
C24	33.03'	50.00'	N56°35'E	N56°35'23"E	32.44'
C25	41.26'	50.00'	N14°01'E	N14°01'29"E	40.09'
C26	36.33'	50.00'	N30°26'W	N30°25'51"W	35.54'
C27	51.72'	50.00'	N80°53'W	N80°52'51"W	49.44'
C28	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C29	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C30	74.85'	275.00'	N35°27'E	N35°27'13"E	74.42'
C31	179.67'	300.00'	N44°50'E	N44°50'03"E	177.00'
C32	46.54'	325.30'	N31°36'E	N31°36'06"E	46.50'
C33	46.47'	325.00'	N39°48'E	N39°47'55"E	46.43'
C34	46.47'	325.00'	N47°59'E	N47°59'27"E	46.43'
C35	46.47'	325.00'	N56°11'E	N56°10'56"E	46.43'
C36	9.71'	325.00'	N61°06'E	N61°06'07"E	9.71'
C37	82.32'	275.00'	N51°48'E	N51°46'24"E	82.02'
C38	7.72'	275.00'	N61°11'E	N61°11'14"E	7.72'
C39	15.46'	25.00'	N87°13'E	N87°13'15"E	15.23'
C40	5.55'	25.00'	S88°41'E	S88°41'04"E	5.54'
C41	111.84'	275.00'	S51°01'E	S51°00'50"E	110.87'
C42	54.60'	275.00'	S33°42'E	S33°41'46"E	54.51'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C43	181.35'	300.00'	S46°20'E	S46°19'34"E	178.60'
C44	36.04'	325.00'	S31°11'E	S31°11'07"E	36.02'
C45	46.47'	325.00'	S38°27'E	S38°27'29"E	46.43'
C46	46.47'	325.00'	S46°39'E	S46°39'01"E	46.43'
C47	46.47'	325.00'	S54°51'E	S54°50'32"E	46.43'
C48	21.02'	325.00'	S60°47'E	S60°47'28"E	21.01'
C49	39.27'	25.00'	S16°59'W	S16°59'30"W	35.36'
C50	39.27'	25.00'	S73°01'E	S73°00'30"E	35.36'
C51	282.91'	468.00'	S45°20'E	S45°19'34"E	278.62'
C52	302.25'	500.00'	S45°20'E	S45°19'34"E	297.67'
C53	321.59'	532.00'	S45°20'E	S45°19'34"E	316.72'
C54	49.82'	275.00'	S57°03'E	S57°03'08"E	49.75'
C55	91.00'	275.00'	S42°23'E	S42°22'56"E	90.58'
C56	153.62'	300.00'	S47°34'E	S47°34'21"E	151.94'
C57	49.64'	325.00'	S57°52'E	S57°51'57"E	49.60'
C58	60.09'	325.00'	S48°12'E	S48°11'36"E	60.00'
C59	47.46'	325.00'	S38°43'E	S38°42'48"E	47.42'
C60	38.56'	25.00'	N78°43'W	N78°43'00"W	34.85'
C61	140.81'	275.00'	S42°26'W	S42°25'39"W	139.28'
C62	153.62'	300.00'	S42°26'W	S42°25'39"W	151.94'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C63	24.44'	325.00'	S29°55'W	S29°54'46"W	24.44'
C64	50.05'	325.00'	S36°29'W	S36°28'48"W	50.00'
C65	52.13'	325.00'	S45°29'W	S45°29'11"W	52.08'
C66	39.79'	325.00'	S53°35'W	S53°35'21"W	39.77'
C67	39.27'	25.00'	N12°06'E	N12°05'48"E	35.36'
C68	21.03'	25.00'	N57°00'W	N56°59'53"W	20.41'
C69	26.76'	50.00'	S65°46'E	S65°45'46"E	26.44'
C70	71.15'	50.00'	S09°40'E	S09°40'01"E	65.30'
C71	39.07'	50.00'	S53°29'W	S53°28'57"W	38.06'
C72	21.03'	25.00'	N51°46'E	N51°46'18"E	20.41'
C73	52.87'	50.00'	S02°37'E	S02°36'47"E	50.44'
C74	26.43'	25.00'	S02°37'E	S02°36'47"E	25.22'
C75	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C76	40.78'	25.00'	S74°24'W	S74°24'13"W	36.40'
C77	252.06'	468.00'	N43°26'W	N43°26'20"W	249.04'
C78	299.45'	500.00'	N45°10'W	N45°09'57"W	295.00'
C79	318.57'	534.56'	N45°10'W	N45°09'57"W	313.86'
C80	78.11'	275.00'	N36°09'W	N36°09'17"W	77.85'
C81	179.67'	300.00'	N45°10'W	N45°09'57"W	177.00'
C82	46.47'	325.00'	N32°43'W	N32°43'01"W	46.43'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C83	46.47'	325.00'	N40°55'W	N40°54'33"W	46.43'
C84	46.47'	325.00'	N49°06'W	N49°06'04"W	46.43'
C85	46.06'	324.36'	N57°15'W	N57°15'27"W	46.02'
C86	81.75'	277.50'	N52°47'W	N52°46'42"W	81.45'
C87	29.13'	25.00'	S84°17'W	S84°17'29"W	27.51'
C88	10.14'	25.00'	S39°17'W	S39°17'29"W	10.07'
C89	39.27'	25.00'	S17°19'E	S17°19'23"E	35.36'
C90	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C91	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C92	39.27'	25.00'	S17°19'E	S17°19'23"E	35.36'
C93	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C94	25.15'	25.00'	S33°30'E	S33°30'27"E	24.10'
C95	14.12'	25.00'	S11°30'W	S11°29'33"W	13.94'
C96	39.27'	25.00'	N72°41'E	N72°40'37"E	35.36'
C97	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C98	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C99	88.69'	325.00'	N35°30'E	N35°29'40"E	88.41'
C100	93.01'	502.00'	N53°58'E	N53°57'45"E	92.86'
C101	2.45'	25.00'	S61°58'E	S61°58'56"E	2.45'
C102	259.16'	470.00'	N43°28'E	N43°28'25"E	255.89'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C103	123.04'	438.00'	N51°13'E	N51°13'22"E	122.64'
C104	45.59'	25.00'	N09°04'W	N09°04'20"W	39.53'
C105	4.82'	275.00'	N61°46'W	N61°46'17"W	4.82'
C106	30.44'	300.00'	N59°25'W	N59°24'59"W	30.43'
C107	17.89'	325.00'	N60°45'W	N60°44'47"W	17.89'
C108	37.53'	25.00'	N72°12'E	N72°11'35"E	34.11'
C109	39.27'	25.00'	S17°19'E	S17°19'23"E	35.36'
C110	23.03'	25.00'	S88°43'E	S88°42'57"E	22.23'
C111	16.24'	25.00'	N46°17'E	N46°17'03"E	15.95'
C112	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C113	39.27'	25.00'	N72°41'E	N72°40'37"E	35.36'
C114	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C115	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C116	29.18'	25.00'	N28°53'W	N28°53'10"W	27.55'
C117	85.19'	60.00'	S36°07'E	S36°07'30"E	78.21'
C118	190.53'	60.00'	N12°14'E	N12°13'47"E	119.98'
C119	23.02'	60.00'	N89°44'W	N89°43'50"W	22.88'
C120	16.75'	25.00'	S81°31'E	S81°31'19"E	16.44'
C121	240.90'	438.00'	S43°31'W	S43°30'52"W	237.87'
C122	256.50'	470.00'	S43°31'W	S43°30'52"W	255.25'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C123	14.19'	25.00'	S64°51'E	S64°50'34"E	14.00'
C124	108.72'	497.19'	S53°04'W	S53°03'58"W	108.51'
C125	33.01'	25.00'	N01°51'W	N01°51'12"W	30.66'
C126	71.98'	502.00'	S31°52'W	S31°51'57"W	71.92'
C127	58.39'	285.62'	N54°33'W	N54°33'09"W	58.29'
C128	72.38'	300.00'	N55°30'W	N55°29'38"W	72.20'
C129	36.56'	325.00'	N51°48'W	N51°48'18"W	36.54'
C130	41.85'	325.00'	N58°43'W	N58°42'59"W	41.82'
C131	118.40'	300.00'	N73°43'W	N73°42'42"W	117.63'
C132	28.91'	275.00'	N65°25'W	N65°24'59"W	28.89'
C133	30.02'	275.00'	N71°33'W	N71°33'18"W	30.00'
C134	49.61'	275.00'	N79°51'W	N79°51'00"W	49.54'
C135	38.97'	25.76'	S17°24'E	S17°24'19"E	35.36'
C136	39.27'	25.00'	N72°36'E	N72°35'41"E	35.36'
C137	33.13'	525.00'	S29°24'W	S29°24'08"W	33.12'
C138	48.78'	525.00'	S33°52'W	S33°52'14"W	48.74'
C139	52.69'	525.00'	S39°24'W	S39°24'23"W	52.67'
C140	132.74'	500.00'	S35°12'W	S35°12'01"W	132.35'
C141	65.29'	486.45'	S32°34'W	S32°34'15"W	65.25'
C142	52.71'	475.00'	S39°38'W	S39°37'36"W	52.68'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C143	39.40'	25.00'	S87°56'W	S87°57'34"W	35.45'
C144	86.42'	325.35'	S54°30'E	S54°30'03"E	86.17'
C145	79.22'	300.00'	S54°46'E	S54°45'31"E	78.99'
C146	55.61'	275.00'	S56°32'E	S56°31'48"E	55.51'
C147	17.01'	275.00'	S48°58'E	S48°57'57"E	17.01'
C148	39.27'	25.00'	S02°12'E	S02°11'38"E	35.36'
C149	36.37'	25.00'	S84°29'W	S84°28'59"W	33.25'
C150	61.00'	412.00'	S58°05'E	S58°04'53"E	60.95'
C151	566.90'	380.00'	S17°19'E	S17°19'23"E	537.40'
C152	34.68'	25.14'	N01°04'W	N01°03'50"W	31.99'
C153	185.34'	412.00'	S27°46'E	S27°46'44"E	183.78'
C154	546.64'	348.00'	S17°19'E	S17°19'23"E	492.15'
C155	23.08'	25.00'	S54°08'W	S54°07'44"W	22.27'
C156	16.15'	25.00'	N80°55'W	N80°54'44"W	15.87'
C157	5.03'	25.00'	S56°33'E	S56°33'17"E	5.03'
C158	34.24'	25.00'	S11°33'E	S11°33'17"E	31.62'
C159	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C160	39.40'	24.71'	N17°19'W	N17°19'23"W	35.36'
C161	34.24'	25.00'	N66°55'E	N66°54'30"E	31.62'
C162	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C163	5.03'	25.00'	S68°05'E	S68°05'30"E	5.03'
C164	211.85'	412.00'	S12°56'W	S12°56'46"W	209.53'
C165	36.35'	25.00'	N39°52'E	N39°51'52"E	33.23'
C166	36.48'	25.00'	N56°44'W	N56°43'54"W	33.33'
C167	39.31'	25.00'	N17°22'W	N17°21'51"W	35.38'
C168	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C169	35.30'	155.00'	S21°09'W	S21°09'06"W	35.23'
C170	177.98'	155.00'	S18°16'E	S18°16'06"E	168.36'
C171	30.19'	155.00'	S56°45'E	S56°44'35"E	30.14'
C172	27.24'	205.00'	S23°52'W	S23°52'13"W	27.22'
C173	44.65'	205.00'	S13°49'W	S13°49'25"W	44.57'
C174	44.65'	205.00'	S01°21'W	S01°20'36"W	44.57'
C175	44.65'	205.00'	S11°08'E	S11°08'13"E	44.57'
C176	44.65'	205.00'	S23°37'E	S23°37'01"E	44.57'
C177	44.65'	205.00'	S36°06'E	S36°05'50"E	44.57'
C178	41.36'	205.00'	S48°07'E	S48°07'01"E	41.29'
C179	30.15'	205.00'	S58°06'E	S58°06'35"E	30.12'
C180	282.74'	180.00'	S17°19'E	S17°19'23"E	254.56'
C181	17.31'	275.00'	S79°39'W	S79°39'28"W	17.31'
C182	81.44'	275.00'	S69°22'W	S69°22'14"W	81.14'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C183	282.19'	300.00'	S54°33'W	S54°32'32"W	271.90'
C184	93.95'	325.00'	S73°14'W	S73°13'57"W	93.62'
C185	97.84'	275.00'	S50°42'W	S50°41'40"W	97.33'
C186	61.95'	275.00'	S34°03'W	S34°02'53"W	61.82'
C187	109.32'	325.00'	S38°53'W	S38°53'18"W	108.81'
C188	35.69'	25.00'	N07°38'E	N07°37'54"E	32.73'
C189	35.69'	25.00'	S74°09'E	S74°09'19"E	32.73'
C190	39.27'	25.00'	S17°24'E	S17°24'19"E	35.36'
C191	39.27'	25.00'	N72°36'E	N72°35'41"E	35.36'
C192	35.69'	25.00'	N80°23'E	N80°22'54"E	32.73'
C193	35.73'	25.00'	S21°28'E	S21°27'31"E	32.77'
C194	47.45'	275.00'	N14°33'E	N14°32'42"E	47.40'
C195	65.07'	275.00'	N02°49'E	N02°49'20"E	64.92'
C196	122.76'	300.00'	N07°46'E	N07°45'57"E	121.90'
C197	28.81'	325.00'	N15°33'E	N15°32'33"E	28.80'
C198	46.47'	325.00'	N09°05'E	N09°05'01"E	46.43'
C199	46.14'	332.66'	N00°58'E	N00°57'36"E	46.10'
C200	39.27'	25.00'	S41°03'W	S41°02'36"W	35.36'
C201	39.27'	25.00'	S48°57'E	S48°57'24"E	35.36'
C202	23.55'	25.00'	N66°56'W	N66°56'21"W	22.69'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C203	23.60'	60.00'	S51°15'E	S51°15'28"E	23.45'
C204	62.85'	60.00'	N87°28'E	N87°27'47"E	60.02'
C205	43.44'	60.00'	N36°43'E	N36°42'36"E	42.50'
C206	50.92'	60.00'	N08°21'W	N08°20'39"W	49.40'
C207	43.29'	60.00'	N53°19'W	N53°19'23"W	42.35'
C208	53.82'	60.00'	S80°19'W	S80°18'42"W	52.04'
C209	23.60'	60.00'	S43°21'W	S43°20'40"W	23.45'
C210	23.55'	25.00'	N59°04'E	N59°03'33"E	22.69'
C211	24.14'	275.00'	N35°47'W	N35°46'37"W	24.14'
C212	152.16'	300.00'	N47°48'W	N47°47'33"W	150.54'
C213	46.47'	325.00'	N39°17'W	N39°17'29"W	46.43'
C214	46.47'	325.00'	N47°29'W	N47°29'01"W	46.43'
C215	45.35'	325.00'	N55°35'W	N55°34'39"W	45.32'
C216	15.59'	325.00'	N60°57'W	N60°56'57"W	15.59'
C217	101.86'	275.00'	N48°54'W	N48°54'12"W	101.28'
C218	13.46'	275.00'	N60°55'W	N60°55'07"W	13.46'
C219	53.65'	275.00'	N67°55'W	N67°54'45"W	53.57'
C220	58.53'	300.00'	N67°55'W	N67°54'45"W	58.44'
C221	41.35'	325.00'	N65°56'W	N65°56'04"W	41.32'
C222	22.06'	325.00'	N71°33'W	N71°33'26"W	22.06'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C223	44.15'	25.00'	S22°55'E	S22°54'45"E	38.63'
C224	43.79'	25.00'	S56°19'W	S56°18'48"W	38.41'
C225	48.40'	275.00'	S01°05'W	S01°05'09"W	48.34'
C226	165.63'	300.00'	S11°52'W	S11°51'36"W	163.54'
C227	56.30'	374.65'	S00°13'E	S00°13'23"E	56.25'
C228	55.78'	325.00'	S09°34'W	S09°34'14"W	55.71'
C229	54.32'	325.00'	S19°17'W	S19°16'32"W	54.25'
C230	20.50'	325.00'	S25°52'W	S25°52'12"W	20.49'
C231	39.27'	25.00'	N17°19'W	N17°19'23"W	35.36'
C232	39.27'	25.00'	S72°41'W	S72°40'37"W	35.36'
C233	27.68'	24.74'	S85°51'W	S85°50'54"W	26.26'
C234	7.15'	22.16'	S46°30'W	S46°30'28"W	7.12'
C235	201.41'	59.98'	S46°00'E	S46°00'18"E	119.25'
C236	35.85'	59.54'	S67°21'W	S67°20'50"W	35.32'
C237	36.22'	59.37'	N78°24'W	N78°23'46"W	35.66'
C238	23.55'	25.00'	S68°00'W	S67°59'53"W	22.69'
C239	21.46'	60.00'	N51°16'E	N51°15'41"E	21.35'
C240	62.96'	60.00'	S88°28'E	S88°25'57"E	60.11'
C241	43.50'	60.00'	S37°36'E	S37°36'20"E	42.55'
C242	16.90'	60.00'	S08°46'E	S08°46'04"E	16.85'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C243	49.38'	60.00'	S22°53'W	S22°52'49"W	48.00'
C244	50.19'	60.00'	S70°25'W	S70°25'22"W	48.74'
C245	57.14'	60.00'	N58°20'W	N58°19'53"W	55.00'
C246	13.95'	25.00'	S47°02'E	S47°02'17"E	13.77'
C247	9.60'	25.00'	S74°01'E	S74°01'19"E	9.54'
C248	35.70'	325.00'	N81°52'W	N81°52'17"W	35.68'
C249	3.88'	25.00'	N44°08'W	N44°07'52"W	3.88'
C250	22.70'	25.00'	N72°53'E	N72°52'46"E	21.93'

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
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MONARCH RANCH AT MANOR
CURVE TABLE
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 ,2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

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File:
Job No.
Scale (Hor.):
Snapshot:
Scale (Vert.):
Checked By:
Drawn By: DSP
Date:
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
06 of 16

MONARCH RANCH AT MANOR
PRELIMINARY PLAT

LOT AREAS

BLOCK A	
LOT NO.	AREA (SF)
1	44819
2	6000
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6000
13	6000
14	6000
15	6034
16	9802
17	9090
18	6175
19	5999
20	6000
21	6000
22	6000
23	6000
24	6000
25	6000
26	6000
27	6000
28	6000
29	6000
30	6000
31	6000
32	6000
33	6000
34	6000
35	6000
36	6000
37	6000
38	7059

BLOCK B	
LOT NO.	AREA (SF)
1	7278
2	6974
3	6956
4	6938
5	6919
6	6901
7	6883
8	6865
9	7074
10	7083
11	6014
12	6014
13	6703
14	7306
15	8605
16	6557
17	6258
18	7821
19	14059

BLOCK C	
LOT NO.	AREA (SF)
1	7667
2	6500
3	8073
4	7688
5	6500
6	6500
7	7666
8	8557
9	7217
10	6730
11	6243
12	6000
13	6000
14	6000
15	6000
16	6000
17	6000
18	6000
19	7065
20	7066
21	6001
22	6001
23	6001
24	6002
25	6002
26	6776
27	7308
28	7915
29	9109
30	9669

BLOCK D	
LOT NO.	AREA (SF)
1	21367
2	7066
3	6000
4	6282
5	6897
6	7093
7	6867
8	6515
9	6000
10	6000
11	6000
12	6000
13	6000
14	6000
15	7506
16	7723
17	6000
18	6000
19	6000
20	6000
21	6000
22	6940

BLOCK E	
LOT NO.	AREA (SF)
1	36778
2	7458
3	7663
4	9490
5	10920
6	8413
7	8364
8	8315
9	8266
10	8217
11	8168
12	8119
13	8070
14	8021
15	7972
16	7922
17	7785

BLOCK F	
LOT NO.	AREA (SF)
1	30595
2	7199
3	7283
4	7783
5	7695
6	17406
7	10631
8	7988
9	9847
10	11335
11	13293

BLOCK G	
LOT NO.	AREA (SF)
1	7317
2	7797
3	7540
4	7200
5	7200
6	7200
7	7200
8	7200
9	7200
10	7200
11	8478
12	9132
13	7366
14	6521
15	420071
16	57539

BLOCK H	
LOT NO.	AREA (SF)
1	3677
2	6000
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6000
13	2866
14	91612
15	7066
16	6000
17	6000
18	6000
19	6000
20	6000
21	10109
22	6340
23	6000
24	6000
25	6000
26	6000
27	6000
28	6000
29	6000
30	6000
31	6000
32	6000
33	6000
34	6000
35	6000
36	6000
37	5999

BLOCK I	
LOT NO.	AREA (SF)
1	8819
2	6000
3	5995
4	6000
5	6000
6	6000
7	6000
8	6000
9	7066
10	7066
11	6000
12	6000
13	6000
14	6000
15	6000
16	5966
17	9920

BLOCK J	
LOT NO.	AREA (SF)
1	8364
2	7867
3	8188
4	7965
5	7736
6	7511
7	7300
8	7641
9	6073
10	6056
11	6062
12	6067
13	6073
14	6078
15	7142
16	10031

BLOCK K	
LOT NO.	AREA (SF)
1	12716
2	7658
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6003

BLOCK L	
LOT NO.	AREA (SF)
1	10546
2	8892
3	7733
4	7733
5	8244
6	11100
7	11100
8	11100
9	11100
10	12812
11	18070
12	4358
13	10868
14	7203
15	7204
16	7208
17	7212
18	7215
19	7219
20	7232
21	7226

BLOCK M	
LOT NO.	AREA (SF)
1	5999
2	6000
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6000
13	6000
14	6000
15	6000
16	6000
17	6000
18	6000
19	9763
20	10336
21	8350
22	7200
23	7200
24	7204
25	8338
26	7846
27	7895
28	7200
29	7200
30	7200
31	7200
32	7200
33	7200
34	7200
35	8935
36	10080
37	7637
38	8260
39	7581
40	11715
41	11471
42	16071
43	7130
44	8469
45	8568
46	9891
47	11147
48	9200
49	9200
50	9210
51	9220
52	9230
53	9241
54	9251
55	9261
56	9272
57	9282
58	9282
59	9282
60	9282
61	9282
62	9333
63	10863
64	612515

BLOCK N	
LOT NO.	AREA (SF)
1	9634
2	7000
3	7000
4	7000
5	8518
6	7520
7	7231
8	6012
9	6000
10	6000
11	7066
12	7066
13	6000
14	6000
15	6000
16	6000
17	6000
18	6059
19	6622
20	9186
21	10526
22	8205

BLOCK O	
LOT NO.	AREA (SF)
1	9263
2	6000
3	6000
4	6000
5	5999
6	8554
7	6241
8	6250
9	6250
10	6250
11	8128
12	9429
13	6006
14	6005
15	6004
16	6003
17	6444
18	6000
19	10486
20	6887
21	9804
22	9022
23	11346
24	9705
25	11261
26	10649
27	14570
28	12307
29	9102
30	10321
31	10588

BLOCK P	
LOT NO.	AREA (SF)
1	14224
2	9637
3	8601
4	7904
5	7406
6	7239
7	6835
8	6971
9	6002
10	6000
11	6000
12	6000
13	6036
14	8135
15	7666
16	6000
17	6000
18	6000
19	6000
20	6000
21	6000
22	6298
23	6895
24	7492
25	8089
26	8686
27	9283

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JAMISON CIVIL ENGINEERING LLC
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MONARCH RANCH AT MANOR
LOT AREA TABLE
GREGG LANE & FM 973
MANOR, TEXAS 78653

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STATE OF TEXAS
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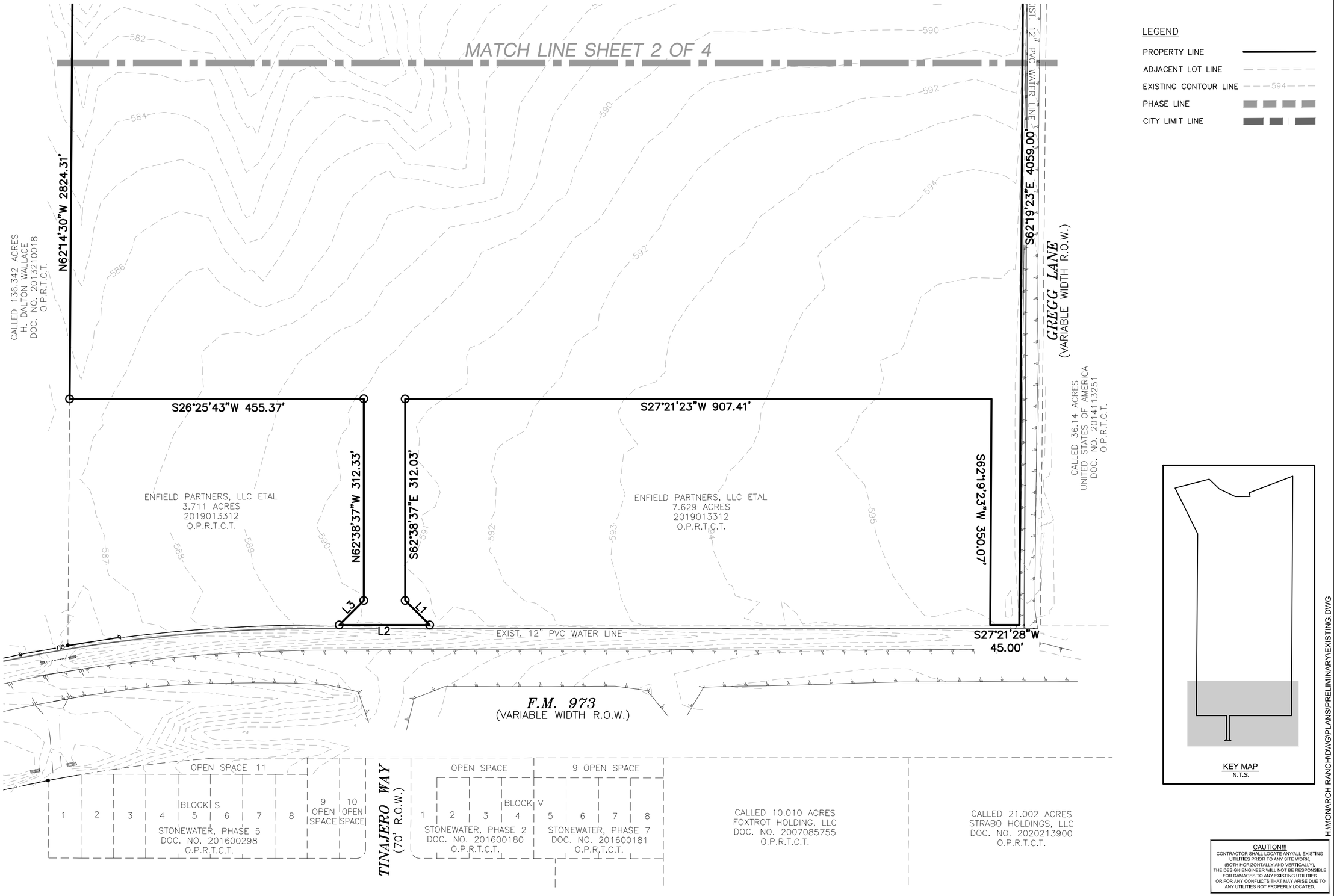
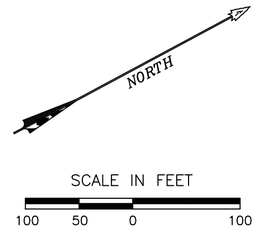
SHEET
07 of 16

BOUNDARY LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'





SCALE IN FEET

100 50 0 100

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING CONTOUR LINE — 594
- PHASE LINE
- CITY LIMIT LINE

KEY MAP
N.T.S.

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MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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LEGEND

PROPERTY LINE

ADJACENT LOT LINE

EXISTING CONTOUR LINE 594

PHASE LINE

CITY LIMIT LINE

NORTH

SCALE IN FEET

100 50 0 100

MATCH LINE SHEET 3 OF 4

CITY OF MANOR E.T.J.
CITY OF MANOR

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

N62°14'30"W 2824.31'

EXISTING ONSITE DRY CREEK BED

GREGG LANE
(VARIABLE WIDTH R.O.W.)

S62°19'23"E 4059.00'

CALLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094

CALLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 201411325I
O.P.R.T.C.T.

EXIST. 12" PVC WATER LINE

KEY MAP
N.T.S.

MATCH LINE SHEET 1 OF 4

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MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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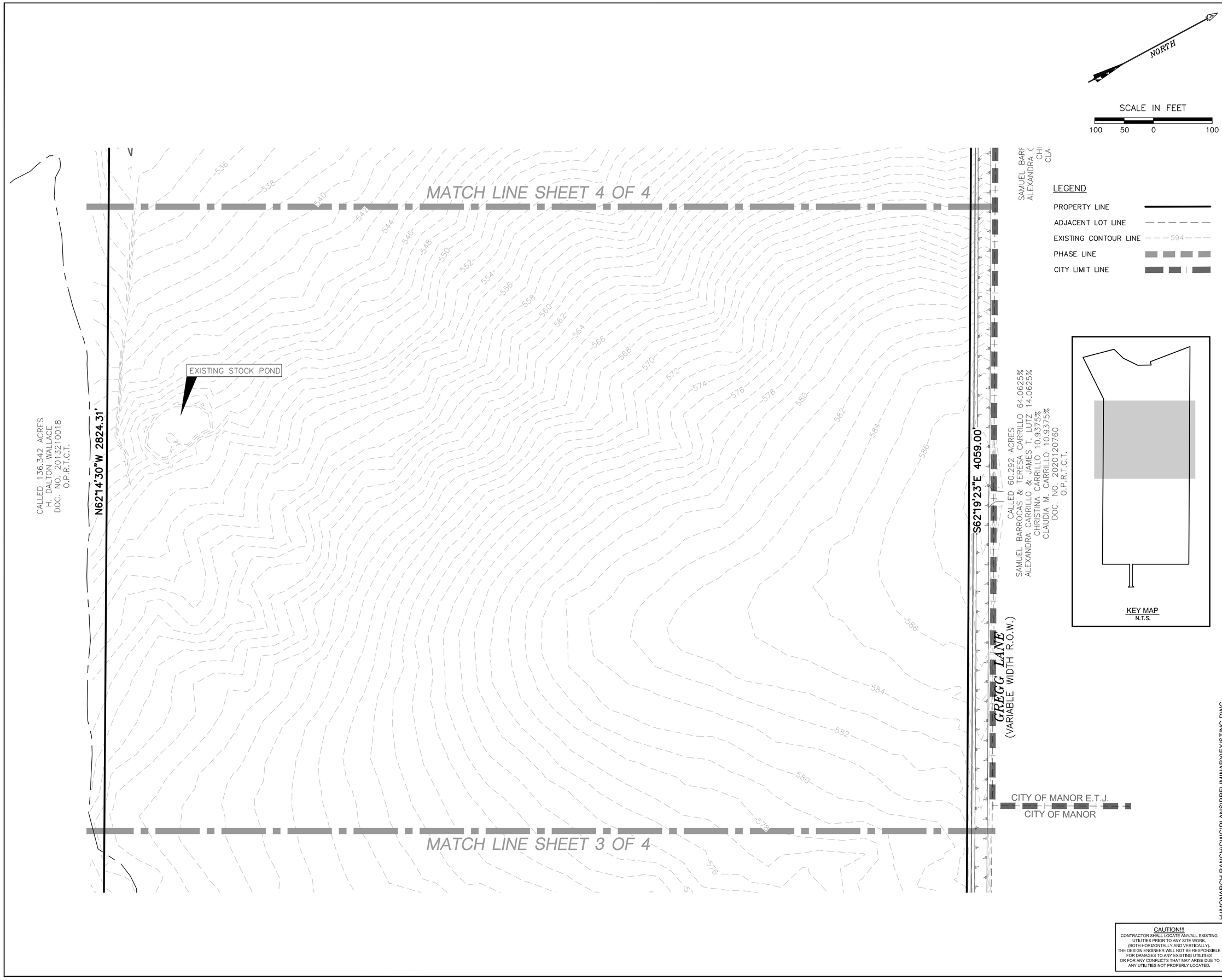
SHEET
09 of 16



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MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 3 OF 4
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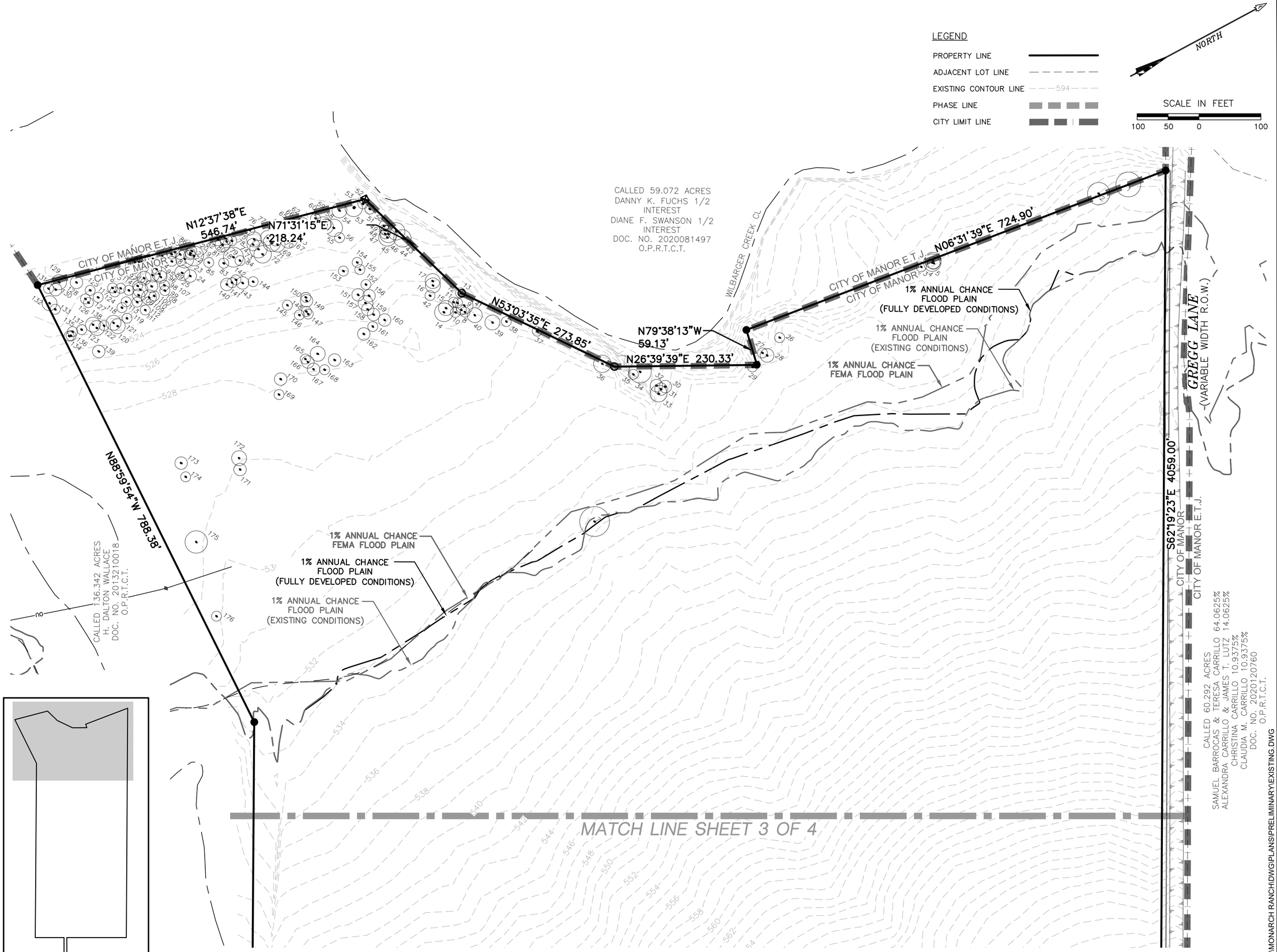

KEY MAP
N.T.S.

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MONARCH RANCH AT MANOR
EXISTING CONDITIONS - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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TREE LIST

TAG #	TYPE	SIZE
1	PEC	20
2	PEC	18
3	PEC	13M
4	PEC	14
5	PEC	10
6	ELM	8
7	OAK	24
8	PEC	8
9	PEC	8
10	PEC	8
11	PEC	8
12	PEC	8
13	PEC	8
14	ELM	15
15	PEC	12
16	ELM	12
17	ELM	12
18	OAK	16
19	ELM	16M
20	ELM	8
21	ELM	8
22	ELM	8
23	ELM	14.5M
24	ELM	10
25	ELM	12
26	ELM	8
27	ELM	8
28	ELM	11M
29	ELM	8
30	ELM	10

TREE LIST

TAG #	TYPE	SIZE
31	ELM	10
32	ELM	10
33	ELM	13.5M
34	ELM	18
35	ELM	8
36	ELM	14
37	ELM	8
38	ELM	8
39	ELM	12
40	ELM	12
41	ELM	14
42	ELM	8
43	ELM	14
44	ELM	14
45	ELM	14
46	ELM	14
47	ELM	8
48	ELM	8
49	ELM	8
50	ELM	8
51	ELM	8
52	ELM	8
53	ELM	14
54	ELM	12
55	ELM	14
56	ELM	8
57	ELM	8
58	ELM	12
59	ELM	12
60	ELM	8

TREE LIST

TAG #	TYPE	SIZE
61	ELM	16
62	ELM	10
63	ELM	10
64	ELM	10
65	ELM	8
66	ELM	8
67	ELM	14
68	ELM	10
69	ELM	12
70	ELM	10
71	ELM	14M
72	ELM	14M
73	ELM	14
74	ELM	10
75	ELM	12
76	ELM	8
77	ELM	12
78	ELM	8
79	ELM	10
80	ELM	10
81	ELM	12
82	ELM	10
83	ELM	8
84	ELM	8
85	ELM	8
86	ELM	8
87	ELM	8
88	ELM	8
89	ELM	8
90	ELM	8

TREE LIST

TAG #	TYPE	SIZE
91	ELM	12
92	ELM	12
93	ELM	12
94	ELM	8
95	ELM	12
96	ELM	10
97	ELM	11
98	ELM	8
99	ELM	8
100	ELM	8
101	ELM	11
102	ELM	10
103	ELM	8
104	ELM	12
105	ELM	12
106	ELM	8
107	ELM	10
108	ELM	12
110	ELM	12
109	ELM	10
111	ELM	8
112	ELM	8
113	ELM	8
114	ELM	8
115	ELM	8
116	ELM	8
117	ELM	8
118	ELM	8
119	ELM	8
120	ELM	12

TREE LIST

TAG #	TYPE	SIZE
121	ELM	12
122	ELM	8
123	ELM	12
124	ELM	8
125	ELM	8
126	ELM	8
127	ELM	8
128	ELM	10
129	ELM	12
130	ELM	10
131	ELM	8
132	ELM	12
133	ELM	8
134	ELM	8
135	ELM	8
136	ELM	8
137	ELM	8
138	ELM	12
139	ELM	10
140	ELM	10
141	ELM	8
142	ELM	8
143	ELM	10
144	ELM	8
145	ELM	8
146	ELM	8
147	ELM	8
148	ELM	8
149	ELM	10
150	ELM	8

TREE LIST

TAG #	TYPE	SIZE
151	ELM	10
152	ELM	8
153	ELM	8
154	ELM	8
155	ELM	8
156	ELM	10
157	ELM	12
158	ELM	10
159	ELM	10
160	ELM	10
161	ELM	8
162	ELM	10
163	ELM	10
164	ELM	12
165	ELM	8
166	ELM	10
167	ELM	10
168	ELM	8
169	ELM	8
170	ELM	10
171	ELM	10
172	ELM	12
173	ELM	10
174	ELM	8
175	ELM	18
176	ELM	8

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MONARCH RANCH AT MANOR
EXISTING CONDITIONS - TREE LIST
GREGG LANE & FM 973
MANOR, TEXAS 78653

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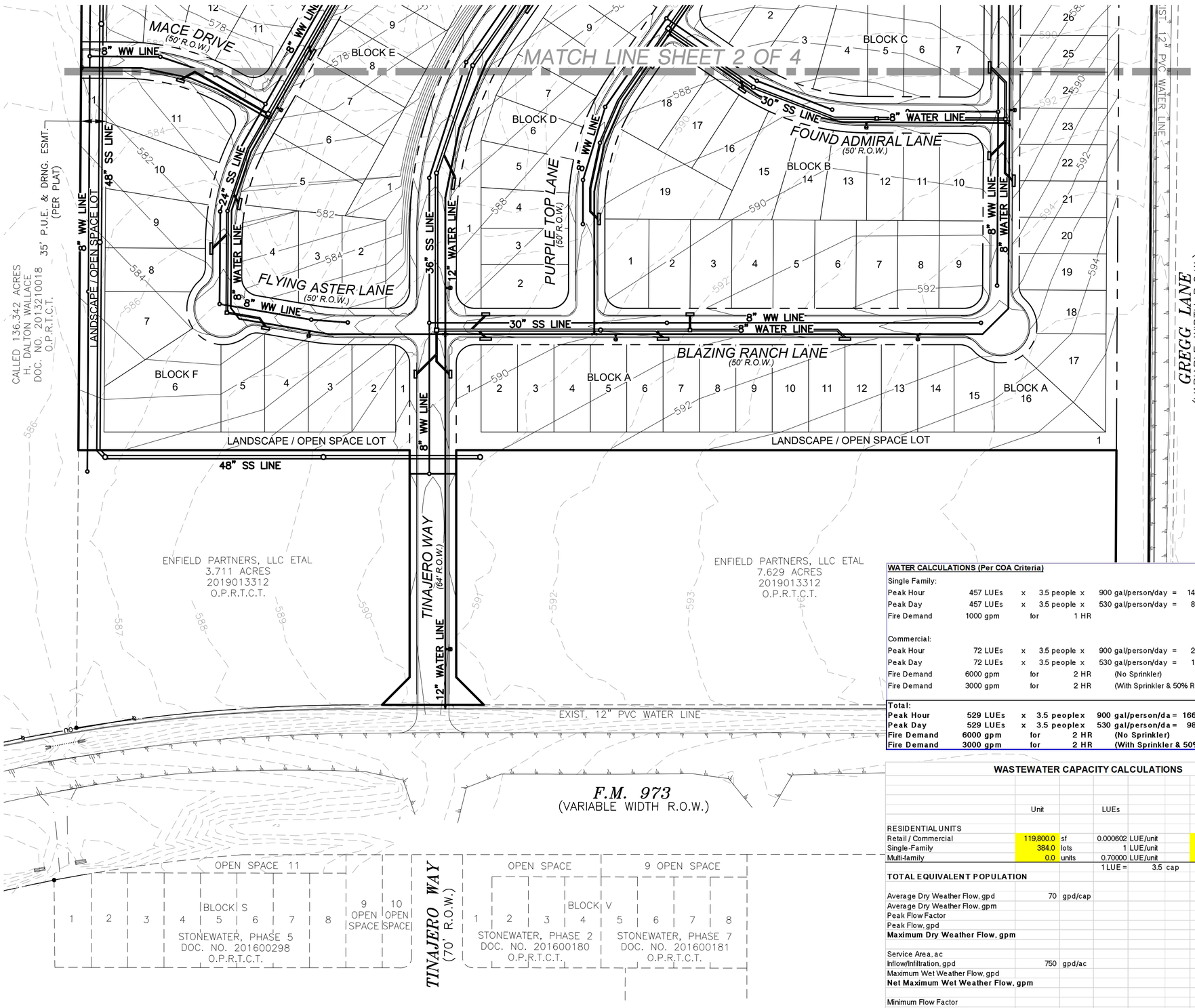
12 of 16

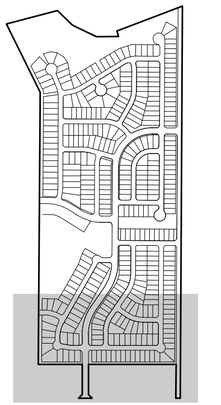


NORTH

SCALE IN FEET
100 50 0 100

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING CONTOUR LINE — 594 —
- PHASE LINE
- CITY LIMIT LINE



KEY MAP
N.T.S.

WATER CALCULATIONS (Per COA Criteria)

Single Family:								
Peak Hour	457 LUEs	x	3.5 people	x	900 gal/person/day	=	1439550 gpd	= 999.7 gpm
Peak Day	457 LUEs	x	3.5 people	x	530 gal/person/day	=	847735 gpd	= 588.7 gpm
Fire Demand	1000 gpm	for	1 HR					
Commercial:								
Peak Hour	72 LUEs	x	3.5 people	x	900 gal/person/day	=	227331 gpd	= 157.9 gpm
Peak Day	72 LUEs	x	3.5 people	x	530 gal/person/day	=	133873 gpd	= 93.0 gpm
Fire Demand	6000 gpm	for	2 HR		(No Sprinkler)			
Fire Demand	3000 gpm	for	2 HR		(With Sprinkler & 50% Reduction)			
Total:								
Peak Hour	**529 LUEs**	**x**	**3.5 peoplex**		**900 gal/person/da**	**=**	**1666881 gpd**	**= 1157.6 gpm**
Peak Day	**529 LUEs**	**x**	**3.5 peoplex**		**530 gal/person/da**	**=**	**981608 gpd**	**= 681.7 gpm**
Fire Demand	**6000 gpm**	**for**	**2 HR**		**(No Sprinkler)**			
Fire Demand	**3000 gpm**	**for**	**2 HR**		**(With Sprinkler & 50% Reduction)**			

WASTEWATER CAPACITY CALCULATIONS

	Unit		LUEs		Total LUEs	TOTAL POPULATION (capita)
RESIDENTIAL UNITS						
Retail / Commercial	119,800.0	sf	0.000602	LUE/unit	72	252.59
Single-Family	384.0	lots	1	LUE/unit	384	1,344.00
Multi-family	0.0	units	0.70000	LUE/unit	0	0.00
			1 LUE =	3.5 cap	456	
TOTAL EQUIVALENT POPULATION						**1,596.59**
Average Dry Weather Flow, gpd	70	gpd/cap				111,761.33
Average Dry Weather Flow, gpm						77.61
Peak Flow Factor						3.66
Peak Flow, gpd						409,023.59
Maximum Dry Weather Flow, gpm						**284.0**
Service Area, ac						135.00
Inflow/Infiltration, gpd	750	gpd/ac				101,250.00
Maximum Wet Weather Flow, gpd						510,273.59
Net Maximum Wet Weather Flow, gpm						**354.4**
Minimum Flow Factor						0.22
Minimum Dry Weather Flow, gpd						24,521.89
Minimum Dry Weather Flow, gpm						**17.03**

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MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

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SHEET
13 of 16

MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 1 OF 4

PINK BLOSSOM TRAIL (50' R.O.W.)

SILENT FALLS WAY (64' R.O.W.)

MONARCH RANCH DR (50' R.O.W.)

GREGG LANE (VARIABLE WIDTH R.O.W.)

FLYING ASTER LANE (50' R.O.W.)

TINAJERO WAY (64' R.O.W.)

PURPLE TOP LANE (50' R.O.W.)

BLAZING RANCH LANE (50' R.O.W.)

MACE DRIVE (50' R.O.W.)

FOUND ADMIRAL LANE (50' R.O.W.)

BLOCK G 16

BLOCK K

BLOCK H 21

BLOCK D 16

BLOCK C 26

BLOCK E

BLOCK A 27

OPEN SPACE & DRAINAGE EASEMENT LOT 14

OPEN SPACE & AMENITY LOT 15 DETENTION POND 1

STA: 1+33.19 END CULVERT 1
3:1 CONCRETE RIP RAP

STA: 0+00.00 BEGIN CULVERT 1
3:1 CONCRETE RIP RAP

3-42" RCP CULVERTS

15' WIDE FLAT BOTTOMED CHANNEL

SEE INSET DETAIL THIS SHEET

8" WW LINE

24" SS LINE

30" SS LINE

36" SS LINE

42" SS LINE

48" SS LINE

54" SS LINE

60" SS LINE

8" WATER LINE

12" WATER LINE

LANDSCAPE LOT

DRNG. ESMT. (PER PLAT)

35' P.U.E. EASEMENT DOC. #

35' P.U.E. & DRNG. ESMT. (PER PLAT)

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

CALLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094

CALLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 2014113251
O.P.R.T.C.T.

EXIST. 12" PVC WATER LINE

CITY OF MANOR E.T.J.
CITY OF MANOR

NORTH

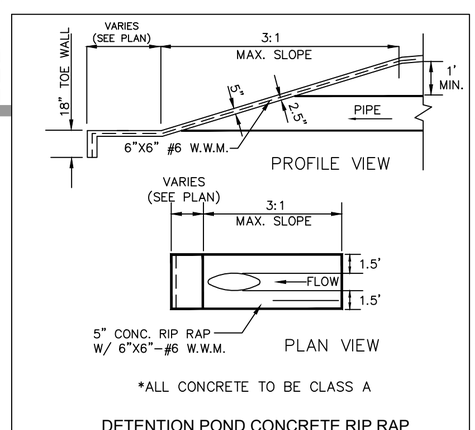
SCALE IN FEET
100 50 0 100

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EXISTING CONTOUR LINE 594
PHASE LINE
CITY LIMIT LINE

KEY MAP
N.T.S.

INSET DETAIL
SCALE: 1"=50'



*ALL CONCRETE TO BE CLASS A

DETENTION POND CONCRETE RIP RAP
(NTS)

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

H:\MONARCH RANCH\DWG\PLANS\PRELIMINARY\IMPROVEMENTS.DWG

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17, 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED
PROFESSIONAL ENGINEER

File:
Job No.
Snapshot:IMPROVEMENTS
Scale (Hor.): 1"=100'
Scale (Vert.):
Date:
Checked By:
Drawn By: MM
Revision 1:
Revision 2:
Revision 3:
Revision 4:

SHEET
14 of 16

CALLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

35' P.U.E. EASEMENT DOC. #_____

WW EASEMENT (PER PLAT)

DRNG. ESMT. (PER PLAT) 43.3'

15'

8" WW LINE

8" WATER LINE

36" SS LINE

24" SS LINE

30" SS LINE

48" SS LINE

12" WATER LINE

18" SS LINE

SNAP DRAGON LANE (50' R.O.W.)

SILENT FALLS WAY (64' R.O.W.)

ARCTIC SKIPPER LANE (50' R.O.W.)

GOSSAMER WATCHING TRAIL (50' R.O.W.)

PAINTED BUTTERFLY TRAIL (50' R.O.W.)

TINAJERO WAY (64' R.O.W.)

CAMBERWELL LANE (50' R.O.W.)

PINK BLOSSOM TRAIL (50' R.O.W.)

SWALLOWTAIL LANE (50' R.O.W.)

VICEROY LANE (50' R.O.W.)

FIRE ADONIS DRIVE (50' R.O.W.)

BLOCK G, BLOCK L, BLOCK M, BLOCK N, BLOCK O, BLOCK K, BLOCK J, BLOCK I, BLOCK H

MATCH LINE SHEET 3 OF 4

MATCH LINE SHEET 4 OF 4

STA: 1+33.19 END CULVERT 1
3:1 CONCRETE RIP RAP

GREGG LANE
(VARIABLE WIDTH R.O.W.)

CITY OF MANOR E.T.J.
CITY OF MANOR

CALLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

KEY MAP
N.T.S.

LEGEND

PROPERTY LINE

ADJACENT LOT LINE

EXISTING CONTOUR LINE 594

PHASE LINE

CITY LIMIT LINE

SCALE IN FEET
100 50 0 100

NORTH

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION (BOTH HORIZONTALLY AND VERTICALLY). THE ENGINEER IS NOT RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

H:\MONARCH RANCH\DWG\PLANS\PRELIMINARY\IMPROVEMENTS.DWG

File:		
Job No.	Snapshot:IMPROVEMENTS	
Scale (Hor.): 1"=100'	Scale (Vert.):	
Date:	Checked By:	Drawn By: MM
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

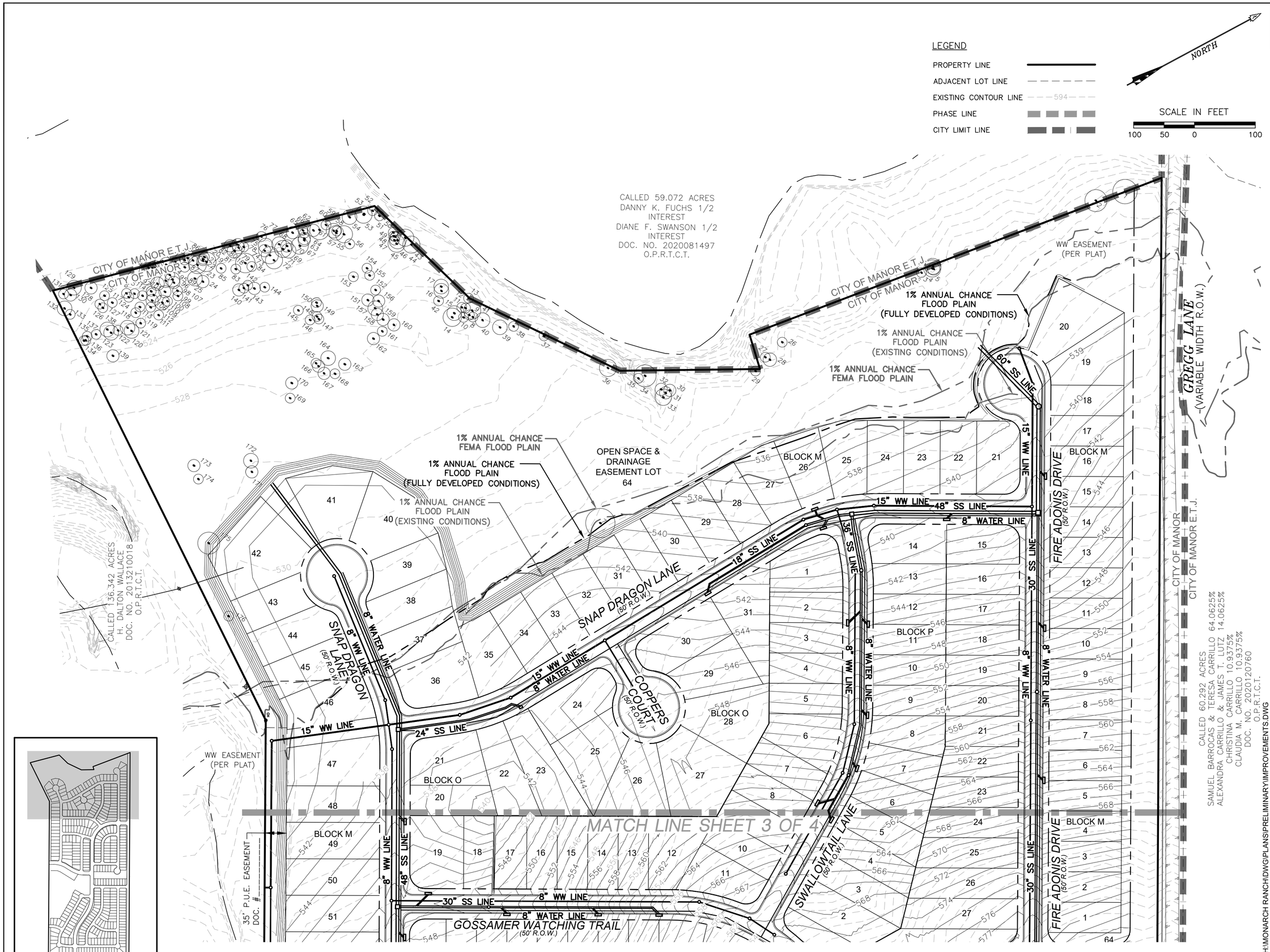
SHEET 15 of 16

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17 2022

MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 3 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM
JCE



CAUTION!!!
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JAMISON CIVIL ENGINEERING LLC
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AUSTIN, TEXAS 78750
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INFO@JAMISONENG.COM
JCE

MONARCH RANCH AT MANOR
PROPOSED IMPROVEMENTS - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17, 2022

STATE OF TEXAS
STEPHEN RAY JAMISON
86951
LICENSED PROFESSIONAL ENGINEER

H:\MONARCH RANCH\DWG\PLANS\PRELIMINARY\IMPROVEMENTS.DWG

File:	
Job No.	Snapshot:IMPROVEMENTS
Scale (Hor.): 1"=100'	Scale (Vert.):
Date:	Checked By: / Drawn By: MM
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
16 of 16

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, June 7, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Preliminary Plat *(Preliminary Plan*) submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved.

2. The preliminary plat cannot be approved until the TIA is approved.

3. Combine monarch preliminary plat, improvements exhibit, and existing conditions exhibit into one PDF.

4. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.

5. Remove the State of Texas County of Travis signatures, City of Manor Acknowledgement are the only signatures required.

6. Provide a significant tree table, labeling the trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.

8. Label the existing pond on page 3 under the existing conditions exhibit.

9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.

10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm

11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.

12. Provide location, dimensions, and labels for all open spaces, landscape, and drainage.

13. Provide dimensions for the detention pond.

14. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single-family land use.

15. Remove the professional engineer and surveyor certifications. They are not required for preliminary plat

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

June 24, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Preliminary Plan – 2022-P-1439-PP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (512) 259-3882 or by email at tshows@gbateam.com.

1. The preliminary plat cannot be approved until the concept plan has been approved.

COMMENT NOTED

2. The preliminary plat cannot be approved until the TIA is approved.

COMMENT NOTED

3. Combine monarch preliminary plat, improvements exhibit, and existing conditions exhibit into one PDF.

THE PRELIMINARY PLAT AND EXHIBITS HAVE BEEN COMBINED INTO ONE PDF.

4. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.

CITY ACKNOWLEDGEMENT HAS BEEN UPDATED AS REQUESTED. PLEASE SEE THE REVISED PRELIMINARY PLAN.

5. Remove the State of Texas County of Travis signatures, City of Manor Acknowledgement are the only signatures required.

TRAVIS COUNTY CLERK SIGNATURE BLOCK HAS BEEN REMOVED. PLEASE SEE THE REVISED PRELIMINARY PLAN.

6. Provide a significant tree table, labeling the trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

A TREE TABLE HAS BEEN ADDED TO THE EXISTING CONDITIONS EXHIBIT. PLEASE NOTE THAT ALL TREES ON THE SITE ARE LOCATED ADJACENT TO WILBARGER CREEK AND THIS PLAN DOES NOT PROPOSED THE REMOVAL OF ANY TREES. PLEASE SEE THE REVISED EXISTING CONDITIONS EXHIBIT.

7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.

DIMENSIONS HAVE BEEN ADDED TO THE PRELIMINARY PLAN TO SHOW THE DISTANCE BETWEEN THE EDGE OF OUR PROPERTY AND THOSE ACROSS GREGG LANE AND FM 973. THESE DIMENSIONS DO NOT HAVE A UNIFORM DISTANCE. PLEASE SEE THE REVISED PRELIMINARY PLAN.

8. Label the existing pond on page 3 under the existing conditions exhibit.

THE EXISTING STOCK POND HAS NOW BEEN LABELED. PLEASE SEE THE REVISED EXISTING CONDITION EXHIBIT SHEET 3.

9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.

THE CENTERLINES FOR WILBARGER CREEK AND THE DRY CREEK BED RUNNING THROUGH THE SITE HAVE NOW BEEN DELINEATED AND LABELED. PLEASE SEE THE REVISED EXISTING CONDITIONS EXHIBIT SHEETS.

10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm

ALL DRAINAGE APPURTENANCES HAVE BEEN DELINEATED ON THE PROPOSED IMPROVEMENTS EXHIBIT. PLEASE SEE THE REVISED PROPOSED IMPROVEMENT EXHIBIT. A DETAIL FOR THE CONCRETE HEADWALLS ENTERING INTO THE DETENTION POND HAS BEEN ADDED TO THE PROPOSED IMPROVEMENTS EXHIBIT SHEET 2. PLEASE SEE THE REVISED PROPOSED IMPROVEMENTS EXHIBITS.

11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.

PLEASE NOTE, THERE IS ONLY ONE DETENTION POND PROPOSED WITH THIS SUBDIVISION. THE AREA WHERE THE PROPOSED CULVERTS CROSS TINAJERO WAY IS A TRANSITION FROM AN EXISTING ONSITE DRY CREEK BED TO A PROPOSED 15' WIDE FLAT BOTTOM CHANNEL. THIS CHANNEL WILL BYPASS THE DETENTION POND AND RELEASE WHERE THE EXISTING ONSITE DRY CREEK BED LEAVES THE SITE.

12. Provide location, dimensions, and labels for all open spaces, landscape, and drainage.

PLEASE SEE THE REVISED PRELIMINARY PLAN FOR THE LABELED AND DIMENSIONED OPEN SPACE, LANDSCAPE AND DRAINAGE LOTS.

13. Provide dimensions for the detention pond.

DIMENSIONS HAVE BEEN ADDED TO THE DETENTION POND. PLEASE SEE THE REVISED PROPOSED IMPROVEMENTS EXHIBIT SHEET 2.

14. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single-family land use.

THE RETAIL / COMMERCIAL LAND USE WASTEWATER CALCULATIONS ARE FOR THE FUTURE CONNECTION OF THE TWO LOTS ADJACENT TO FM 973 (NOT INCLUDED AS PART OF THIS TRACT). THE PROPOSED WASTEWATER UTILITIES INCLUDED IN THIS PROJECT ARE EXTENDED TO THESE TWO LOTS, THUS HAVE BEEN DESIGNED TO ACCEPT THE WASTEWATER FROM THESE LOTS.

15. Remove the professional engineer and surveyor certifications. They are not required for preliminary plat.

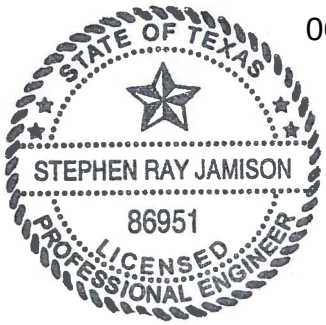
THE PROFESSIONAL ENGINEER AND SURVEYOR CERTIFICATIONS HAVE BEEN REMOVED. PLEASE SEE THE REVISED PRELIMINARY PLAN.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

06/27/2022

SINCERELY,





Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, July 26, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Preliminary Plat submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

~~1. Reminder - Preliminary plat cannot be approved until the concept plan has been approved. Waiting on approval~~

2. Reminder - Preliminary plat cannot be approved until the TIA is approved. Waiting on approval.

~~3. Combine monarch preliminary plat, improvements exhibit, and existing conditions exhibit into one PDF.~~

~~4. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.~~

~~5. Remove the State of Texas County of Travis signatures, City of Manor Acknowledgement are the only signatures required.~~

~~6. Provide a significant tree table, labeling the trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.~~

~~7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.~~

~~8. Label the existing pond on page 3 under the existing conditions exhibit.~~

~~9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~

~~10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm drain. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~

~~11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.~~

~~12. Provide proposed grading in the area where the transition is from the culvert under Tinajero Way going to the detention pond. This will verify no ponding will occur in front of the North side culvert under Tinajero way.~~

~~13. Provide dimensions for all Open Space/ Landscape/ Drainage.~~

~~14. Provide dimensions for the detention pond.~~

~~15. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single-family land use.~~

~~16. Update the sheet index to correctly show all the pages and update the sheet numbers on the bottom right to correspond with the correct pages.~~

~~17. Based on the City's updated thoroughfare plan, what is shown as Pink Zinnia Trail should be changed to an unloaded collector and become Silent Falls Way.~~

18. On Sheet 7 of 16 the Lot Area for Lot 1 Block G appears to be incorrect. Please verify the area of this lot.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline M Gray

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

August 5, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Preliminary Plan – 2022-P-1439-PP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (512) 259-3882 or by email at tshows@gbateam.com.

1. Reminder - Preliminary plat cannot be approved until the concept plan has been approved. Waiting on approval

COMMENT NOTED.

2. Reminder - Preliminary plat cannot be approved until the TIA is approved. Waiting on approval.

COMMENT NOTED.

11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.

THERE IS ONE DETENTION POND. PIPING INFORMATION ON THE STORM DRAINS HAVE BEEN ADDED. CONCRETE RIP RAP DETAILS HAVE BEEN PROVIDED AND CALLED OUT ON THE PLANS.

PLEASE NOTE – PER THE DRAINAGE REPORT MODELS / HEC-HMS IN THE PREVIOUS ENGINEER'S REPORT - THE AREA FLOWING THROUGH THE CULVERT UNDER TINAJERO WAY IS A BYPASS AREA AND DOES NOT GO INTO THE DETENTION POND.

12. Provide proposed grading in the area where the transition is from the culvert under Tinajero Way going to the detention pond. This will verify no ponding will occur in front of the North side culvert under Tinajero way.

PLEASE SEE THE INSET ON SHEET 14 ON THE REVISED PRELIM PLAN INCLUDED WITH THIS UPDATE.

13. Provide dimensions for all Open Space/ Landscape/ Drainage.
DIMENSIONS HAVE BEEN ADDED IN THE REVISED PRELIM PLAN INCLUDED WITH THIS UPDATE.
16. Update the sheet index to correctly show all the pages and update the sheet numbers on the bottom right to correspond with the correct pages.

THE SHEET INDEX AND SHEET NUMBERS HAVE BEEN UPDATED TO THE REVISED PRELIM PLAN INCLUDED WITH THIS UPDATE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

08/05/2022

SINCERELY,



Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, September 6, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Preliminary Plat submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

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~~5. Remove the State of Texas County of Travis signatures, City of Manor Acknowledgement are the only signatures required.~~

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~~9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~

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~~17. Based on the City's updated thoroughfare plan,~~ what is shown as Pink Zinnia Trail should be changed to an ~~unloaded collector and become Silent Falls Way.~~

18. On Sheet 7 of 16 the Lot Area for Lot 1 Block G appears to be incorrect. Please verify the area of this lot.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at pgray@gbateam.com.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, September 30, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Preliminary Plat submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

~~1. Reminder - Preliminary plat cannot be approved until the concept plan has been approved. Waiting on approval~~

2. Reminder - Preliminary plat cannot be approved until the TIA is approved. Waiting on approval.

~~3. Combine monarch preliminary plat, improvements exhibit, and existing conditions exhibit into one PDF.~~

~~4. Update the City of Manor Acknowledgement, the current city Major is Dr. Christopher Harvey, Julie Leonard is the Chairperson, and Rebecca Guerrero is the Clerk of Travis County.~~

~~5. Remove the State of Texas County of Travis signatures, City of Manor Acknowledgement are the only signatures required.~~

~~6. Provide a significant tree table, labeling the trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.~~

~~7. Provide R.O.W. width for F.M. 973 and Gregg Lane. The city of Manor is transitioning away from variable width R.O.W.~~

~~8. Label the existing pond on page 3 under the existing conditions exhibit.~~

~~9. Provide labels and centerlines for the creeks and dry creek beds. The property has creek runoff going into the property from Wilbarger Creek. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~

~~10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm drain. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~

~~11. Clarify the connection between the detention ponds (Is there two detention ponds or are they together?). Provide piping information on the storm drains and headwall details for the pipes under Tinajero Way connecting the detention ponds and label accordingly.~~

~~12. Provide proposed grading in the area where the transition is from the culvert under Tinajero Way going to the detention pond. This will verify no ponding will occur in front of the North side culvert under Tinajero way.~~

~~13. Provide dimensions for all Open Space/ Landscape/ Drainage.~~

~~14. Provide dimensions for the detention pond.~~

~~15. Provide water and wastewater calculation on what is being proposed (Improvement exhibit Pg 1.). Show where the retail/commercial land use is on the plans, plans only have single-family land use.~~

~~16. Update the sheet index to correctly show all the pages and update the sheet numbers on the bottom right to correspond with the correct pages.~~

~~17. Based on the City's updated thoroughfare plan, what is shown as Pink Zinnia Trail should be changed to an unloaded collector and become Silent Falls Way.~~

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Thank you,

Pauline M Gray

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC
TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE
Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

October 17, 2022

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch Preliminary Plan – 2022-P-1439-PP

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

2. Reminder - Preliminary plat cannot be approved until the TIA is approved. Waiting on approval.

COMMENT NOTED.

17. Based on the City's updated thoroughfare plan, what is shown as Pink Zinnia Trail should be changed to an unloaded collector and become Silent Falls Way.

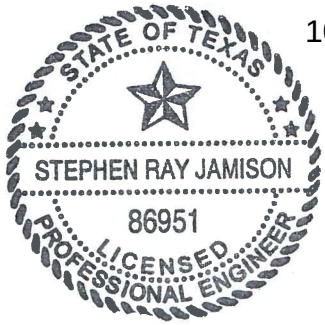
PLEASE SEE THE REVISED PRELIMINARY PLAN INCLUDED WITH THIS UPDATE.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756



10/17/2022

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Wednesday, October 19, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Preliminary Plat submitted by Jamison Civil Engineering LLC and received on October 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review
The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

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~~10. The location, size, and description of any proposed drainage appurtenances, including storm sewers, detention ponds, and other drainage structures proposed to be constructed on and off the site and designed by the requirements of this Ordinance. This is referring to the detention pond under the improvement exhibits. Provide details on the headwalls going into the detention pond from the storm drain. As per City of Manor Code of Ordinances Ch.10 Exhibit A. Article II. Section 22.~~

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Thank you,

Pauline M Gray

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Thursday, November 3, 2022

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research Blvd. #B-2
Austin TX 78750
steve@jamisoneng.com

Permit Number 2022-P-1439-PP
Job Address: Monarch Ranch Preliminary Plat, Manor 78653

Dear Stephen Jamison,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Stephen Jamison and received by our office on November 03, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented. **This approval is contingent upon approval of the TIA by Travis County.**

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
GBA

10/24/2022

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Monarch Ranch Preliminary Plat
Case Number: 2022-P-1439-PP
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and FM-973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg ln and FM-973, Manor, TX.
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

United States of America (116406)
533 Hiwasse Rd Anderson Dennis Etal
Waxahachie, TX. 75165

Terry G JR & Ebony Holley
14526 Pernella Rd.
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Board of Trustees of the Manor ISD
533 Hiwasee Road Dennis Anderson Etal
Waxahachie, TX 75165

Jennifer A & Arturo Blakely
14522 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Gregg Lane Dev LLC
101 Parklane Blvd. STE 102
Sugarland TX 77478

Rose Mary & Richard Shepperd
14518 Pernella Rd.
Manor, TX 78653

Continental Homes of TexasLP STE 400
10700 Pecan Park Blvd.
Austin, TX 78750

Pflugerville ISD
PO Box 589
Pflugerville, TX 78691

Laura Patricia Guino & Javier Rosas Aguilera
14514 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Rust Creek LLC
9606 Old Manor Road #1
Austin, TX 78724

Gamaliel & Alexandria Rodarte
14510 Pernalla Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Wallace H Dalton
9505 Johnny Morris RD.
Austin, TX 78724

Gerardo M Morales
14506 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Foxtrot Holding LLC
14605 FM 973 N
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Juan P. Chaparro
14408 Pernella Rd
Manor, TX 78653

Strabo Holdings LLC
13510 Broadmeade Ave.
Austin, TX 78729

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Mary M. Clark
14404 Pernella Rd.
Manor, TX 78653

Robert Joe Buratti
6903 Geneva Dr.
Austin, TX 787233

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Kristine A & Matthew J Escobedo
1440 Pernella Rd.
Manor, TX 78653

AGENDA ITEM NO. 16

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar

BACKGROUND/SUMMARY:

The property owner is proposing a small boutique hotel. This use is permitted in both C-1 and DB, but DB has more favorable development standards, like setbacks, that make the project more feasible. On the draft Future Land Use Map, the property is part of the Downtown Mixed-Use category that includes commercial, business, and office uses. Downtown Business (DB) zoning is consistent with this Downtown Mixed-Use category of the FLUM.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Letter of Intent
- Rezoning Map
- Aerial Image
- Future Land Use Map
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

Letter of Intent

Date: 10/13/2022

Subject :
Request for Property re-zone from **C1 to DB**

Property Address:
302 E Parson St, Manor Texas 78653

Hello Sir/Madam

We are requesting to the City of Manor to consider our plea regarding above subjected property for the re-zoning from C1 to DB.

We intend to develop this property in following ways:

1. **Boutique Hotel**
    1. Intend to add up-to 20 rooms
    2. Beer Garden on the 1st floor
    3. Event Hall on top floor with 4000 Sq ft offering amazing Manor City view
    4. Open terrace to provide additional Seating
        1. For the beer garden client
        2. Guest renting the even hall
        3. Guest using hotel rooms

2. **OR Commercial mixed used Residential Tower**
    1. 1st Floor will offer amazing spacious office spaces to growing downtown business.
    2. Rest of the floors will offer 1, 2 and 3 bedrooms residential apartments.
    3. Top Floor will provide facilitates to tenants like
        1. GYM
        2. Clubhouse
        3. Pool

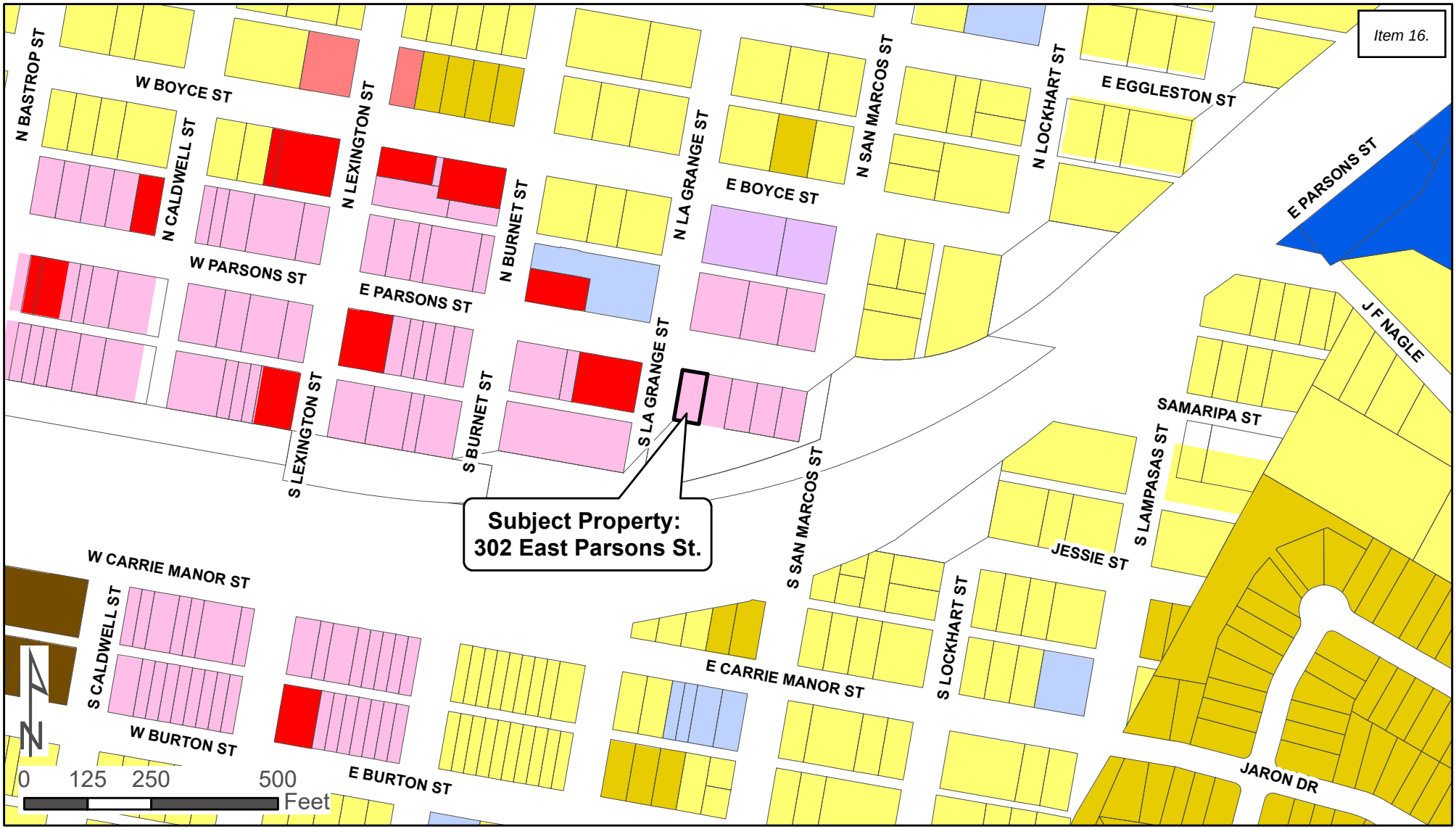
Re-zoning will help us add more square footage at each floor to make facility more spacious, welcoming in heart of Historic Downtown of City of Manor.

I humbly request you to please consider our application.

Thank you

Akshay Pohekar
Co Owner

David Sanchez
Co Owner



Current:
Light Commercial (C-1)

Proposed:
Downtown Business (DB)

Zone	
A - Agricultural	GO - General Office
SF-1 - Single Family Suburban	C-1 - Light Commercial
SF-2 - Single Family Standard	C-2 - Medium Commercial
TF - Two Family	C-3 - Heavy Commercial
TH - Townhome	NB - Neighborhood Business
MF-1 - Multi-Family 15	DB - Downtown Business
MF-2 - Multi-Family 25	IN-1 - Light Industrial
MH-1 - Manufactured Home	IN-2 - Heavy Industrial
I-1 - Institutional Small	PUD - Planned Unit Development
I-2 - Institutional Large	ETJ

302 E Parsons Aerial Image

Write a description for your map.

Legend

302 E P... St

Palabra de Dios

973

212

Old Hwy 20

La Fogata Meat Market

China's Kitchen La Fogata and Laundromat

302 E Parsons St

S La Grange St

S La Grange St

S San Marcos St

1008

100 ft

Google Earth

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

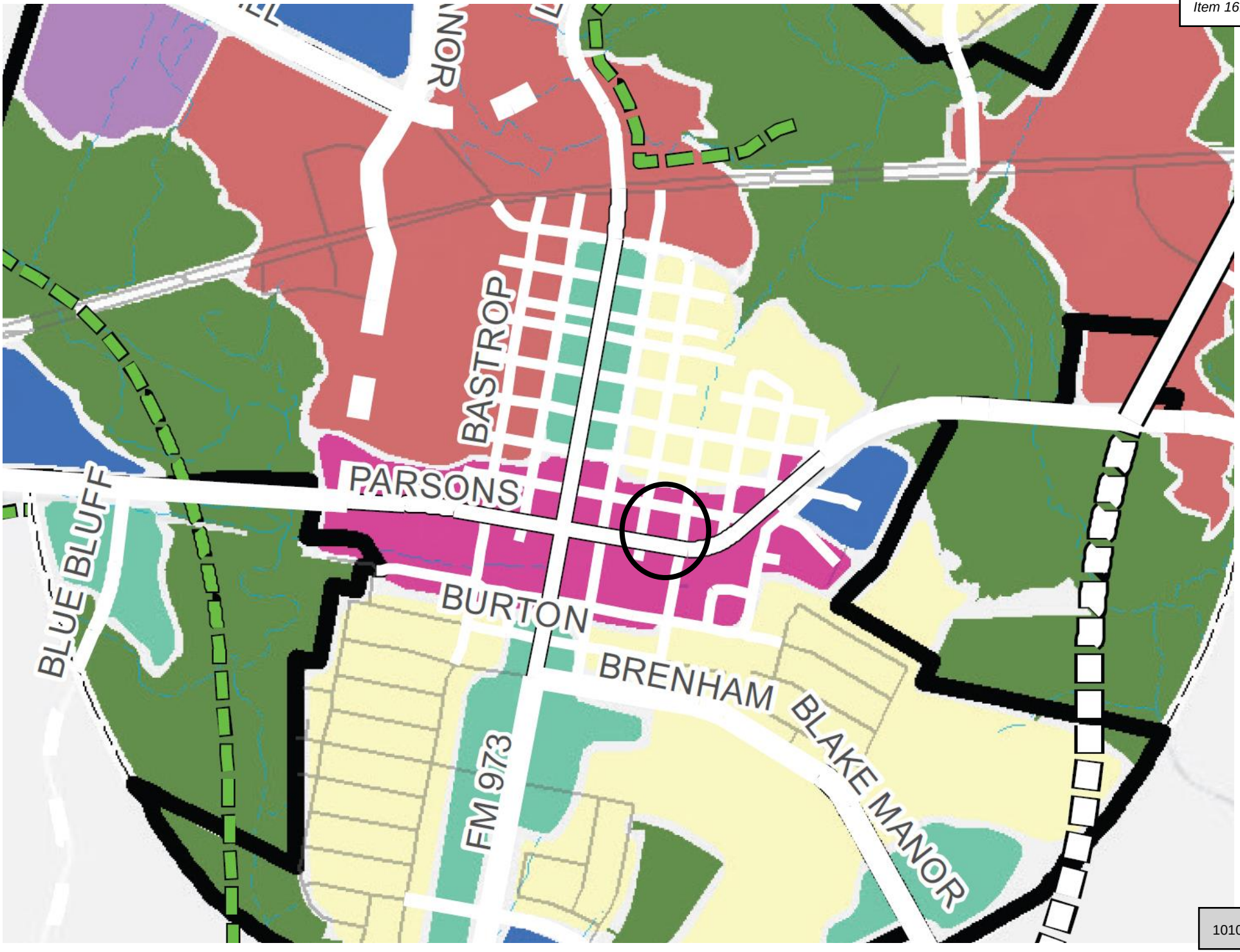
Future Land Use Map

Land Use Descriptions

- Neighborhoods
- Mixed-Density Neighborhood
- Neighborhood Mixed-Use
- Downtown Mixed-Use
- Public/Semi-Public
- Parks and Open Space
- Employment
- Commercial Corridor
- Community Mixed-Use
- Manor City Limits
- Manor ETJ

1 Miles

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community


BASTROP
PARSONS
BLUE BLUFF
BURTON
BRENHAM
BLAKE MANOR
FM 973

DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

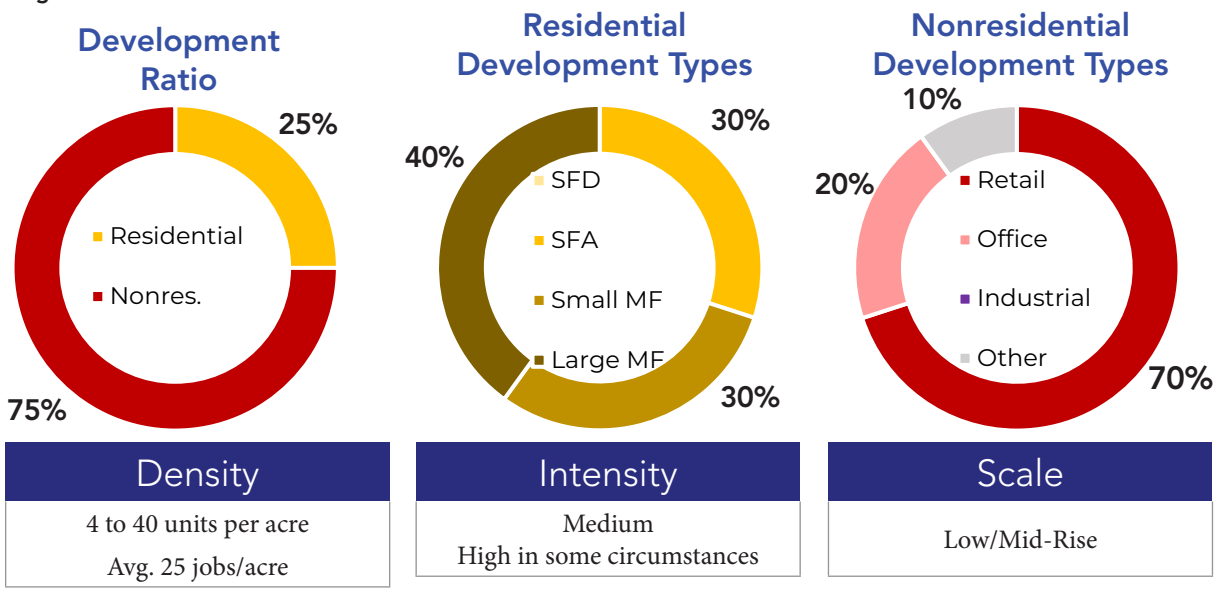
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



Density	Intensity	Scale
4 to 40 units per acre Avg. 25 jobs/acre	Medium High in some circumstances	Low/Mid-Rise





DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Community Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be depending on adjacencies to green space or more intensive uses
Shopping Center, Neighborhood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, microbreweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

REYES JIMMY & DIANA S
PO BOX 463
MANOR, TX 78653-0463

HUNTER HEIGHTS LLC
PO BOX 82653
AUSTIN, TX 78708-2653

SOUTHWESTERN BELL TELEPHONE
ATTN: PROPERTY TAX DEPT.
1010 PINE, 9E-L-01
SAINT LOUIS, MO 63101

RODRIGUEZ FRANCES & MARIA DE LEON ET AL
186 JASPER TRL
BUDA, TX 78610-3823

NERI MARIA TOBIAS &JOSE TOBIAS
309 E PARSONS ST
MANOR, TX USA 78653-5174

IGLESIA PALABRA DE DIOS
PENTECOSTES PO BOX 701
MANOR, TX 78653-0701

PALABRA DE DIOS IGLESIA PENTEC PENTECOSTES
PO BOX 701
MANOR, TX 78653-0701

BOWEN BRADLEY G & PAULA E
18109 WHITEWATER CV
ROUND ROCK, TX 78681-3594

C&K BROTHERS & CO LLC
201 E Parsons St
Manor, TX 78653-2441

ENEMENCIA RODRIGUEZ TRUST PARTNERS LP
10617 RIVER PLANTATION DR
AUSTIN, TX 78747-1487

C&K BROTHERS & CO LLC
201 E Parsons St
Manor, TX 78653-2441

REYES MANUEL V & BEATRICE
PO BOX 220
MANOR, TX 78653-0220

OROCIO JANET LYN
14317 LITTIG RD
MANOR, TX 78653-5254

REYES MICHELLE
308 E PARSON ST
MANOR, TX 78653- 5196

PONCE FLORINE
200 W PARSONS ST
MANOR, TX 78653- 4784

SOUTHERN PACIFIC TRANSPORTATION COMPANY STOP 1640
1400 DOUGLAS ST
OMAHA, NE 68179-1001

10/24/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 302 E Parsons Rezoning from C1 to DB
Case Number: 2022-P-1478-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 302 East Parsons, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX.
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

AGENDA ITEM NO. 17

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).
Applicant: Baeza Engieering, PLLC
Owner: John and Sandy Kerr

BACKGROUND/SUMMARY:

This property was annexed into the city in March 2022 with the intent to connect to a new wastewater line for a commercial development. The area on the Future Land Use Map is shown as Mixed Density Residential, but this property directly front along FM 973 and would be suited for commercial with future residential occurring further back along Arnhamn Lane.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Letter of Intent
- Rezoning Map
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

BAEZA ENGINEERING

September 8, 2022

City of Manor
105 E. Eggleston St.
Manor, TX 78653

To Whom It May Concern:

Re: 11712 Arnhamn Lane, Manor TX 78653 – Rezoning Request Letter of Intent
Request rezoning from Agricultural District to Medium Commercial

As the Agent for the Owner of the Property, we respectfully submit the enclosed rezoning application package. The Property consists of 5.735 acres of land conveyed to John and Sandy Kerr in a deed dated November 4, 2009 recorded in Document Number 2009185727 of the Official Public records of Travis County, Texas.

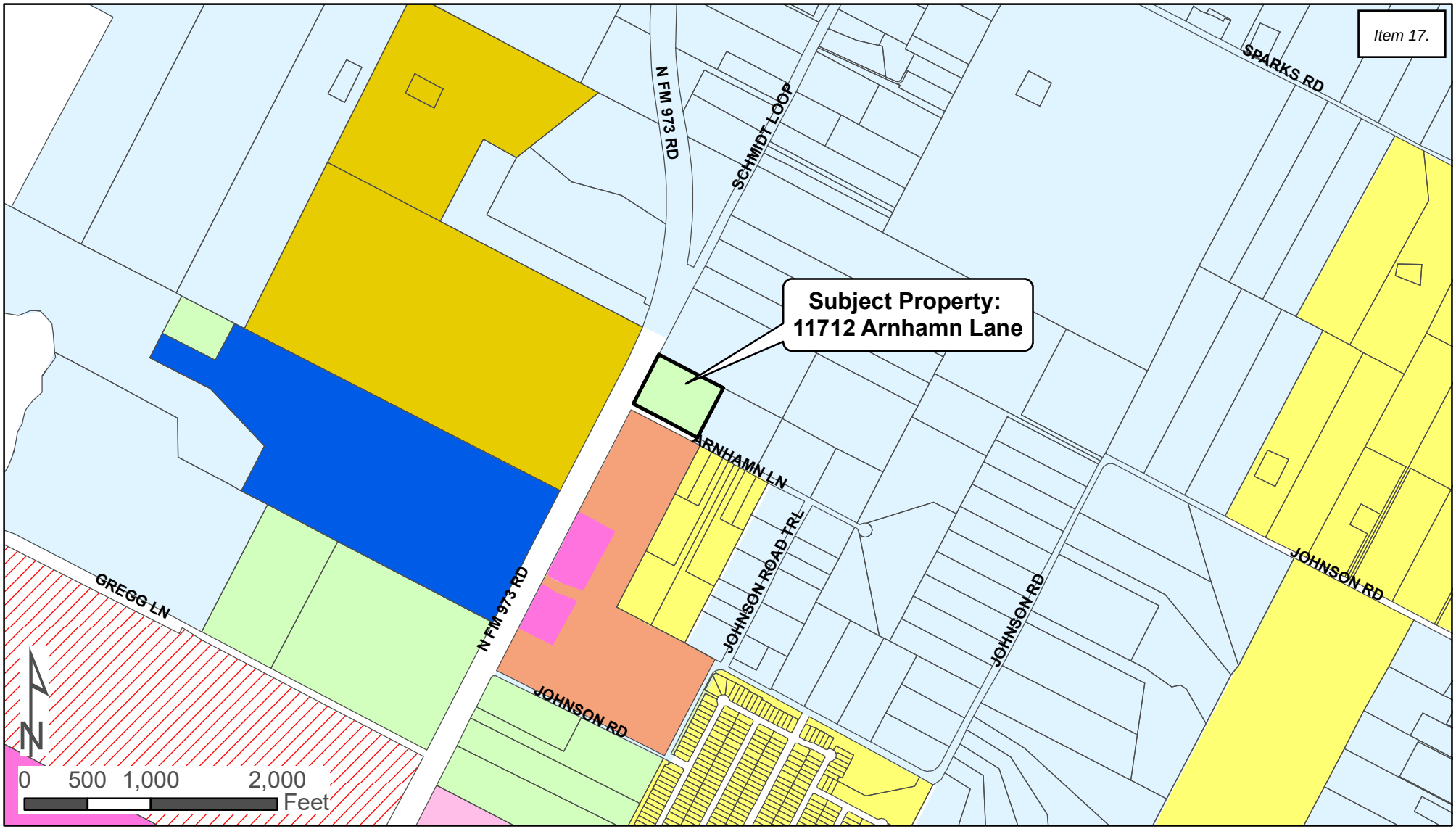
The Property was temporarily zoned Agricultural District at the time of annexation into the city. Agricultural District (A) is a restrictive placeholder, and the applicant believes it should be updated to Medium Commercial (C-2), a district more appropriate to the Property's location and future intended use of Mini-Storage Warehouse and Commercial Business.

- The TCAD Property ID is 259159, and the Geographic ID is 0251700419.
- The Property Owner intends to develop a Mini-Storage Warehouse on the site, and site construction drawings are being prepared.
- The Property receives Electric service from Bluebonnet, Water service from Manville Water Supply, and includes an OSSF system for wastewater service.
- The Property is currently being subdivided under Permit Number 2022-P-1443-SF with the City of Manor. The two subdivided lots are intended to keep the C-2 zoning described in this request. We anticipate that the rezoning process will be completed prior to the subdivision process where the new zoning designation will be shown for both lots. The rezoning is anticipated to be processed concurrently with the plat.

If you have any questions, please contact Baeza Engineering, PLLC at (512) 400-4207, sal@baezaengineering.com.

Sincerely,

Salvador Baeza, PE



Current:
Agricultural (A)

Proposed:
Medium Commercial (C-2)

Zone	
A - Agricultural	GO - General Office
SF-1 - Single Family Suburban	C-1 - Light Commercial
SF-2 - Single Family Standard	C-2 - Medium Commercial
TF - Two Family	C-3 - Heavy Commercial
TH - Townhome	NB - Neighborhood Business
MF-1 - Multi-Family 15	DB - Downtown Business
MF-2 - Multi-Family 25	IN-1 - Light Industrial
MH-1 - Manufactured Home	IN-2 - Heavy Industrial
I-1 - Institutional Small	PUD - Planned Unit Development
I-2 - Institutional Large	ETJ

11712 Arnhamn Ln Aerial Image

Write a description for your map.

Legend

11712 A n

973

Arnhamn Ln

11712 Arnhamn Ln

Hagler & Kerr

Arnhamn Ln

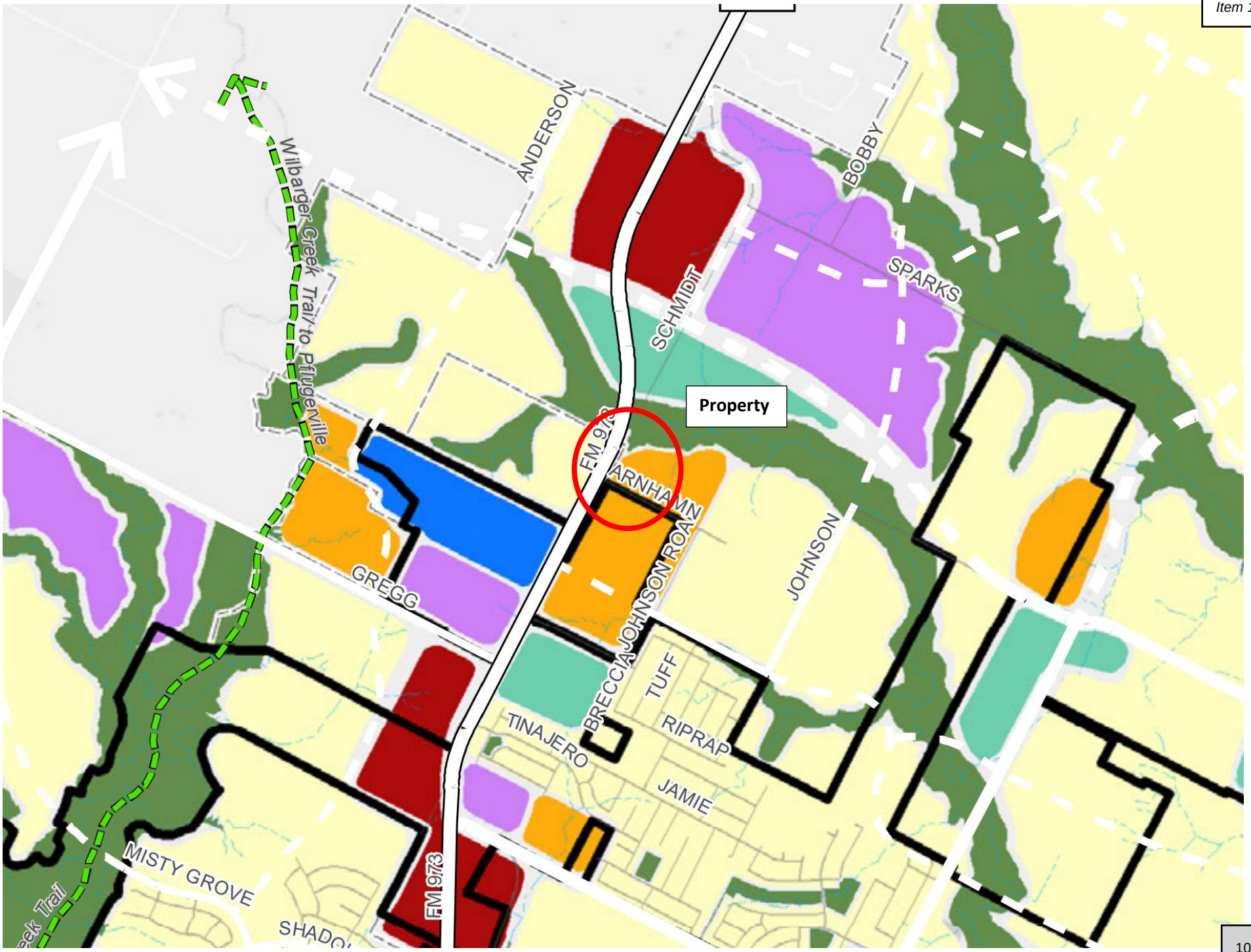
Arnhamn Ln

973

1018

500 ft

Google Earth


Property
ANDERSON
BOBBY
SPARKS
SCHMIDT
Wilbarger Creek Trail to Pflugerville
FM 973
ARNHAMN
GREGG
JOHNSON ROAD
JOHNSON
BRECCIA
TUFF
RIPRAP
TINAJERO
JAMIE
MISTY GROVE
FM 973

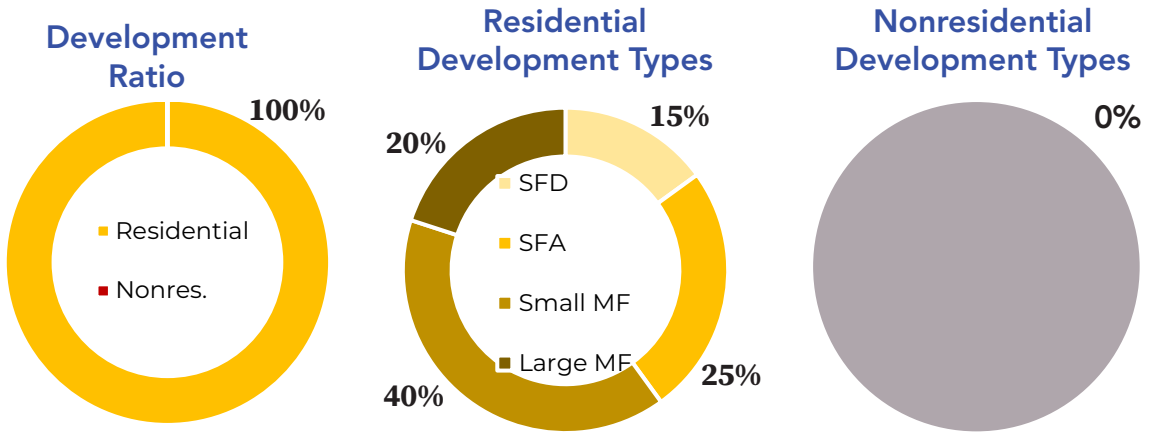
MIXED DENSITY NEIGHBORHOODS

Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes.

This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

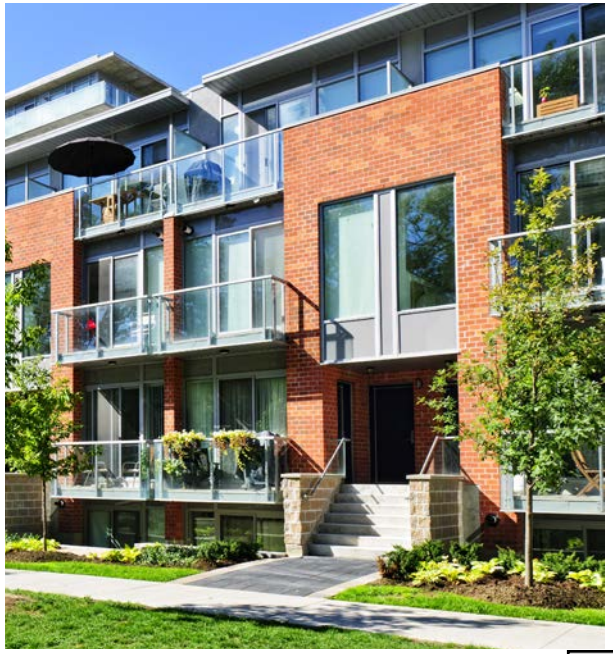
Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



Density	Intensity	Scale
12 to 25 units per acre	Medium	Low/Mid-Rise







DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or "build-to-rent" products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)	●●●●●	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●○○	Appropriate when adjacent to retail and employment opportunities, with superior access to open space and roadways. Should be integrated with small multifamily and other missing middle housing options.
Mixed-Use Urban, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	
Shopping Center, Community Scale	●○○○○	
Light Industrial Flex Space	●○○○○	
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

10/24/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 11712 Arnhamn Lane Rezoning - A to C-2
Case Number: 2022-P-1472-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 11712 Arnhamn Ln, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX.
Applicant: Baeza Engieering, PLLC
Owner: John and Sandy Kerr

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG

HUONG NHAT HUAN LLP (1917826)
1523 BRADBURY LN
AUSTIN TX 78753-7307

NGO CHI (1884602)
22304 TRAILRIDERS CV
MANOR TX 78653-3973

KB HOME LONE STAR INC (1872857)
10800 PECAN PARK BLVD STE 200
AUSTIN TX 78750-1249

TRAVER TOM R (233463)
11806 ARNHAMN LN
MANOR TX 78653-3542

MARTINEZ WIFRANO G & VERONICA (1877192)
2909 WOOD CREEK RD
BRENHAM TX 77833-0620

LAYLA TRUST (1832720)
2008 HERITAGE WELL LN
PFLUGERVILLE TX 78660-2966

ALVARADO RAFAEL GARCIA & MARINA K LARES (923257)
13236 FOREST SAGE ST
MANOR TX 78653-5399

CONTINENTAL HOMES OF TEXAS LP (165062)
10700 PECAN PARK BLVD STE 400
AUSTIN TX 78750-1447

AGENDA ITEM NO. 18

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX. *Applicant*: JAB Engineering, LLC
Owner: Platinum 973, LLC

BACKGROUND/SUMMARY:

This request was previously brought before the Commission and Council May 2022. The property was zoned C-2 Medium Commercial with the additional uses of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general) on Feb. 2, 2022. The property is directly south of the under-construction Compass Rose Charter School. The nearest existing gas station is the Chevron at N. FM 973 and Shadowglen Trace – approximately 750' south of the subject property. There are no other Gas Stations on N. FM 973 from US 290 north to the city limits (Arnhamn Lane).

The Commission approved the request 5-0 but Council denied the request due to the number of driveways proposed and safety concerns. The applicant has revised the plan to only have 1 driveway on FM 973 and 1 driveway on Suncrest when there had previously been 2 driveways on each roadway.

Staff recommends for the driveway on Suncrest that it either be moved towards the center of the lot or a shared driveway with a joint access easement be established with the adjacent property owner as the Suncrest driveway in its current location does not meet offset requirements from Ralph Ritchie and the approach extends beyond the property boundary.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Letter of Intent
- Plan Sheet
- Location Map
- Concept Image
- Gas Station Conditions
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX with revisions to the Suncrest driveway.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

JAB ENGINEERING, LLC.
4500 Williams Dr., Ste 212-121
Georgetown, TX 78633
512-779-7414
josh.baran@jabeng.com

October 5, 2022

City of Manor
Planning Department
105 E. Eggleston St.
Manor, Tx 78653

RE: 13801 N FM 973 RD
Special Use Permit – Letter of Intent

Letter of intent (letter stating why you want to rezone the property in question or why you are requesting a variance to the requirements of the Zoning Ordinance)

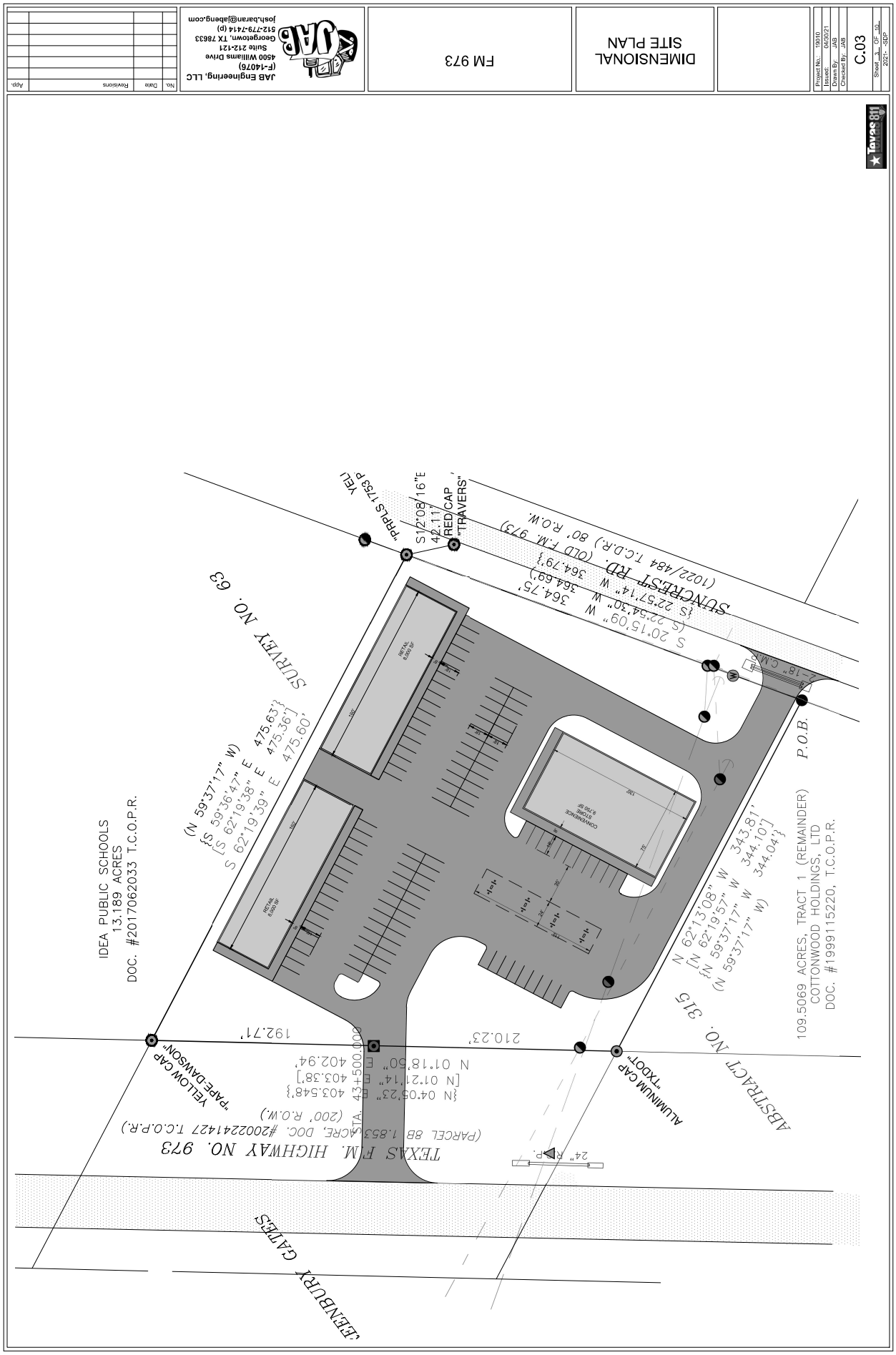
This Letter of Intent and application information are prepared by JAB Engineering, LLC. (the "applicant") under the authorization of Platinum 973, LLC (the "owner"). The following detailed information is provided accordingly:

- The existing site is located in the full purpose jurisdiction with a base zoning of C-1.
- The proposed use is a mix of flex warehouse / retail uses previously approved as an exception by the city, as well as retail / fueling station.
- This property is ideally situated along FM 973 for mix of large-format commercial uses and light industrial uses and will serve as employment centers for the community and region.
- The property will have access directly to FM 973 and may take emergency or secondary access to Suncrest Road if necessary. Water and Sewer services are currently planned to be extended along the FM 973 right-of-way.
- The subject property is vacant.
- A previous application for SUP was reviewed by the city and a concern was raised related to the access points on to FM 973. The two access drives have been reduced to a single access drive.

Please accept this letter of intent and accompanying documents for the Rezone.

Sincerely,

Joshua A. Baran, P.E.
JAB Engineering, LLC (F-14076)


JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com
FM 973
DIMENSIONAL SITE PLAN
Project No.: 19010
Issued: 04/30/21
Drawn By: JAB
Checked By: JAB
C.03
Sheet 3 OF 10
2021- -SDP
No.
Date
Revisions
App.
Texas 811
SURVEY NO. 63
IDEA PUBLIC SCHOOLS
13.189 ACRES
DOC. #2017062033 T.C.O.P.R.
(N 59°37'17" W)
{S 59°36'47" E 475.63'}
[S 62°19'38" E 475.36']
S 62°19'39" E 475.60'
"PRPLS 1753 P
S12°08'16"E
42.11'
RED CAP
"TRAVERS"
SUNCREST RD. (OLD F.M. 973)
(1022/484 T.C.D.R.) 80' R.O.W.
S 20°15'09" W 364.75'
{S 22°54'30" W 364.69'}
{S 22°57'14" W 364.79'}
18" C.M.P.
P.O.B.
109.5069 ACRES, TRACT 1 (REMAINDER)
COTTONWOOD HOLDINGS, LTD
DOC. #1999115220, T.C.O.P.R.
N 62°13'08" W 343.81'
[N 62°19'57" W 344.10']
{N 59°37'17" W 344.04'}
(N 59°37'17" W)
ABSTRACT NO. 315
ALUMINUM CAP
"TXDOT"
210.23'
192.71'
YELLOW CAP
"PAPE-DAWSON"
N 01°18'50" E 402.94'
[N 01°21'14" E 403.38']
{N 04°05'23" E 403.548'}
STA. 43+500.000
(200' R.O.W.)
TEXAS F.M. HIGHWAY NO. 973
(PARCEL 8B 1.853 ACRE, DOC. #2002241427 T.C.O.P.R.)
24" R.C.P.
GREENBURY GATES





Item 18.

https://s3.amazonaws.com/d1.mygovernmentonline.org/2022/155/2022-P-1476-draft%20v4%20(1).jpg?AWSAccessKeyId=AKIAZDV5FVCDQUJLLC73&Expires=1666978208&response-content-disposition=inline%3B%20filename%3D%222022-P-1476-draft%20v4%20%281%29.jpg%22&response-content-type=image%2Fjpeg&Signature=L2LWBF2QUGSdNKoZ45KkT0Ty%2FGk%3D[10/27/2022 12:35:50 PM]

Gas Station, Limited

- Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
- Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
- Automotive repair and automobile washing facilities are prohibited.
- No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
    - The property is located along and has direct access from US Highway 290 East.
    - The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
- In no case shall a gas station be permitted more than ten multi-fuel dispensers (20 fuel positions).
- In the neighborhood business (NB) and light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions):

Acceptable Pump Arrangement

X X

X X

Unacceptable Pump Arrangement

X X X X

- Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
- Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
- Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.

10/24/2022

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: 13801 N FM 973 - Fuel Station Specific Use Permit
Case Number: 2022-P-1476-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Specific Use Permit for 13801 N FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.
Applicant: JAB Engineering, LLC
Owner: Platinum 973, LLC

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Specific Use Permit has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

FM 973 BUILDING HOPE LLC
211 E 7TH ST STE 620
AUSTIN, TX 78701-3218

STEPHANIE L WARD
13915 SUNCREST RD
MANOR, TX 78653-3897

JEFFREY T & PAM MONTAGUE
13909 SUNCREST RD
MANOR, TX 78653-3897

CESAR CASIANO-JARAMILLO
13901 SUNCREST RD
MANOR, TX 78653-4156

RUPERTO NUNEZ & JULIA MARTINEZ
13809 FM 973 N
MANOR, TX 78653-3896

COTTONWOOD HOLDINGS LTD
DWYER REALTY COMPANIES
9900 US HIGHWAY 290 E
MANOR , TX 78653-9720

FLATS AT SHADOWGLEN CHL I LLC
9900 HIGHWAY 290 EAST
MANOR, TX 78653-9720

CLIDE R NICHOLS
415 HONEYCOMB CIR
DRIFTWOOD, TX 78619-5706

TIMMERMAN COMMERCIAL
INVESTMENTS LP
501 VALE ST
AUSTIN, TX 78746-5732

AGENDA ITEM NO. 19

AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE:	November 9, 2022
PREPARED BY:	Scott Dunlop, Director
DEPARTMENT:	Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

Applicant: I.T. Gonzalez Engineers
Owner: Victor Martinez

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 4 lot subdivision in our ETJ with each lot being 2.5 – 2.75 acres and planned for residential uses.

LEGAL REVIEW:	*Not Applicable*
FISCAL IMPACT:	*NO*
PRESENTATION:	*NO*
ATTACHMENTS:	*YES*

- Plat
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

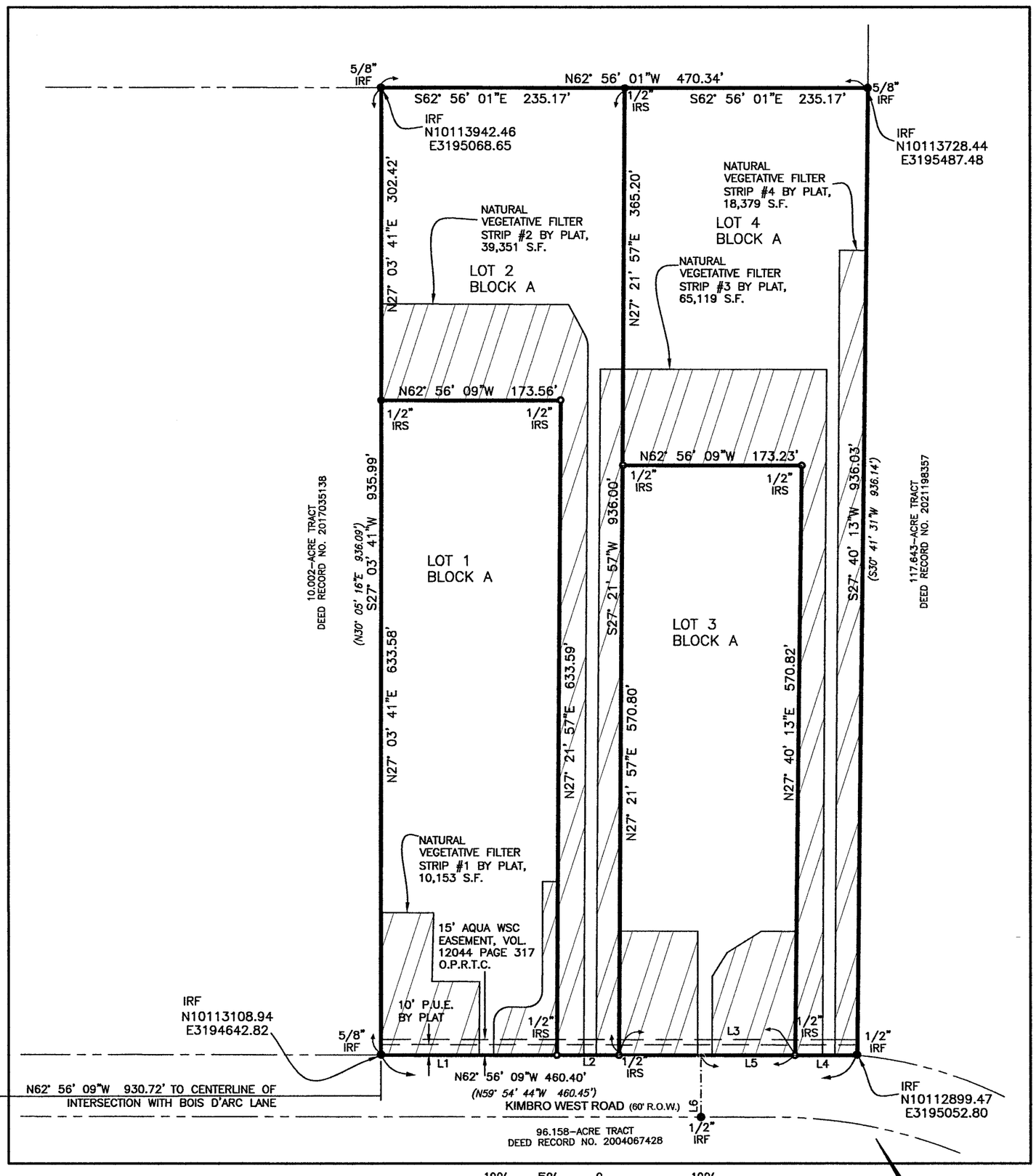
PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

R & M SUBDIVISION

NOTE:
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.

LEGEND

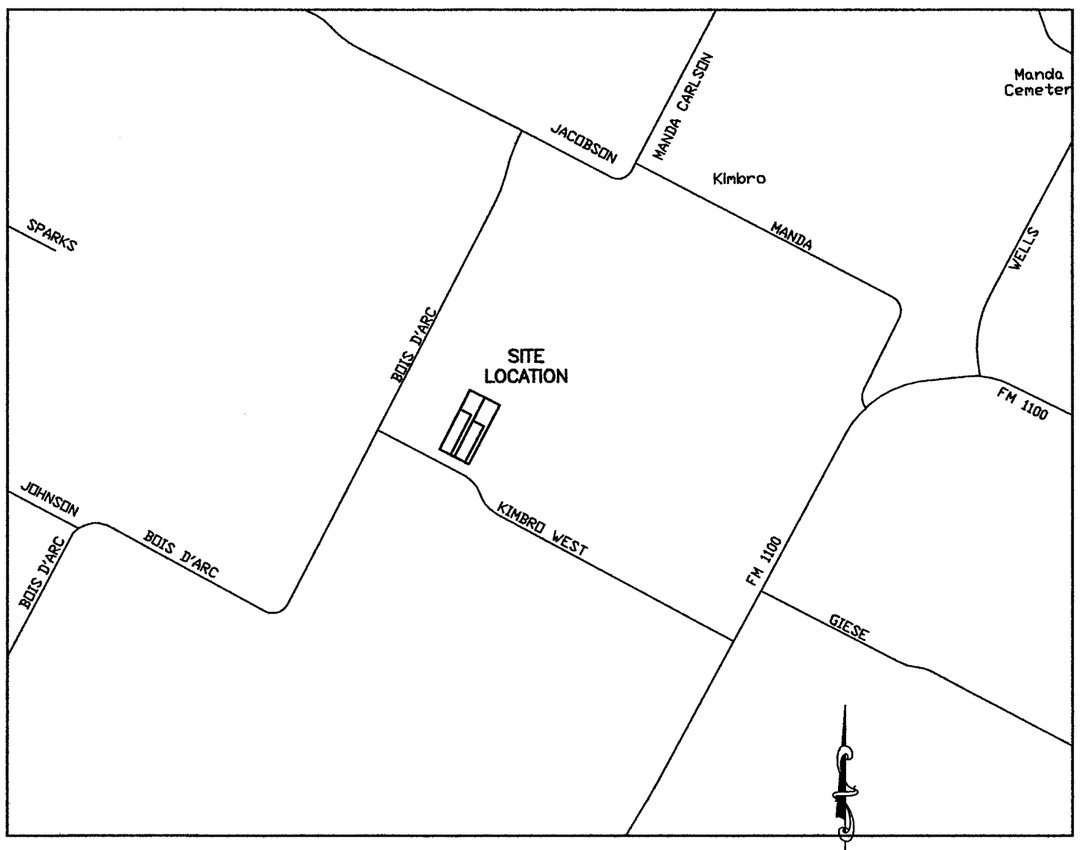
———	BOUNDARY LINE
– – – –	PROPERTY LINE
(xxx)	PER RECORD
●	IRON ROD FOUND
○	IRON ROD SET
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.U.E.	PUBLIC UTILITY EASEMENT
— — —	EASEMENT LINE
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
◎	CONCRETE MONUMENT SET (CMS)
— · — · — · —	ROW TIE
▨	NATURAL VEGETATIVE FILTER STRIP



SCALE: 1" = 100'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N62°56'09"W	170.20'
L2	N62°56'09"W	60.00'
L3	N62°56'09"W	170.20'
L4	N62°56'09"W	60.00'
L5	N62°56'09"W	151.13'
L6	S27°03'51"W	60.00'

–	LOT SIZE		LAND USE
LOT No.	SQ.FT.	ACRES	–
LOT 1	108,909	2.50	S.F. RESIDENTIAL
LOT 2	108,890	2.50	S.F. RESIDENTIAL
LOT 3	98,010	2.25	S.F. RESIDENTIAL
LOT 4	119,776	2.75	S.F. RESIDENTIAL
TOTAL	435,586	10.00	–



LOCATION MAP
1"=2000

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

APPROVED: ATTEST:

_____ _____
JULIE LEONARD, CHAIRPERSON — LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE _____ DAY OF _____, 20____.

APPROVED: ATTEST:

_____ _____
HONORABLE DR. CHRISTOPHER HARVEY, MAYOR OF THE CITY OF MANOR, TEXAS — LLUVIA T. ALMARAZ, CITY SECRETARY

TRAVIS COUNTY SUBDIVISION # S-XX-XXX
I.T.G. ENGINEERS PROJECT NO: P21.11.01.01

© 2022 I T GONZALEZ ENGINEERS

SHEET 3 OF 3

I T Gonzalez Engineers
SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD AUSTIN, TEXAS 78723
TEL:(512)447-7400

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Friday, August 5, 2022

Bill Graham
I. T. Gonzalez Engineers
3501 Manor RD
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2022-P-1459-SF
Job Address: 13910 Kimbro West Road, Manor, TX. 78653

Dear Bill Graham,

The first submittal of the 13910 Kimbro West Road - R & M Subdivision Short Form Final Plat *(Short Form Final Plat*) submitted by I. T. Gonzalez Engineers and received on September 06, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. The signature blocks on the second page need to have the correct mayor. The mayor of the City of Manor is Dr. Christopher Harvey. A signature block for the planning and zoning chairperson needs to be included. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).

2. General note number 1, on the second page, needs to be updated to say, "as of" (need to provide a date).

3. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. Must be to scale.

4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.

5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corners which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

6. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

COMMENT RESPONSE LETTER –

SUBMITTED AS PART OF UPDATE 1 FOR AUGUST 5, 2022 CITY OF MANOR REVIEW COMMENTS
PROJECT: R & M Subdivision
LOCATION: 13910 Kimbro West Road
PERMIT #: 2022-P-1459-SF
REVIEW ENGINEER: Pauline Gray, P.E.
SUBMITTED BY: I. T. Gonzalez Engineers
DATE: 09-02-2022

Engineer Review
The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

1. The signature blocks on the second page need to have the correct mayor. The mayor of the City of Manor is Dr. Christopher Harvey. A signature block for the planning and zoning chairperson needs to be included. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).
The mayor and P&Z chairperson are now shown correctly in the signature blocks on page 3 of plat.

2. General note number 1, on the second page, needs to be updated to say, "as of" (need to provide a date).
Note 1 has been modified as requested.

3. A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended. Must be to scale.
The location map on page 3 has been modified to cover one mile in all directions.

4. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary.
The City limit lines and and/or the outer border of the City's ETJ are not close the R & M Subdivision boundary.

5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corners which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
The bearing and distance to Bois D'Arc Lane is now shown. Northern and easting coordinates for 4 property corners are now shown.

6. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.
Being in the ETJ of Manor, there is no zoning and, thus, no building setback lines. Proposed and existing easements are shown on the face of the plat.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

Noted

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Noted

1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Tuesday, September 13, 2022

Bill Graham
I. T. Gonzalez Engineers
3501 Manor RD
Austin TX 78723
bill@itgonzalezengineers.com

Permit Number 2022-P-1459-SF
Job Address: 13910 Kimbro West Road, Manor 78653

Dear Bill Graham,

We have conducted a review of the final plat for the above-referenced project, submitted by Bill Graham and received by our office on September 06, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

10/24/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: 13910 Kimbro West Road - R & M Subdivision Short Form Final Plat
Case Number: 2022-P-1459-SF
Case Manager: Michael Burrell
Contact: mburrell@manortx.org – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the R&M Subdivision located at 13910 Kimbro West Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.
Applicant: I. T. Gonzalez Engineers
Owner: Victor Martinez

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Short Form Final Plat has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners during the discussion of this item.

Charles D Oman Trust
14859 BOIS D ARC LN
ELGIN TX 78653-3626

NATHANIEL TURK MCCLESKEY
606 MARSHALL ST
LEXINGTON VA 24450-1922

LAURA C & ERIC I ESTRADA
14017 KIMBRO WEST RD
MANOR TX 78653-3817

GERALD B & GRACE SOPHER
15111 BOIS D ARC LN
MANOR TX 78653-3446

DIMAS ARMANDO ROSA ETAL
1403 PARKSIDE DR
ROUND ROCK TX 78664-6962

JUAN FRANCISCO & LARA ZAMARRIPA
15123 BOIS D ARC
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