

PHASE I ENVIRONMENTAL SITE ASSESSMENT



LIBERTY HILL 0.851 ACRE VACANT TRACT

12360 WEST STATE HIGHWAY 29
LIBERTY HILL, TEXAS 78642

ECS PROJECT NO. 51:3598

FOR: LIBERTY HILL DEVELOPMENT GROUP, LLC

JULY 18, 2023 (REVISED JULY 20, 2023)





July 18, 2023 (Revised July 20, 2023)

Eva S Newton
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PO Box 3289
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ECS Project No. 51: 3598

Reference: Phase I Environmental Site Assessment Report, Liberty Hill 0.851 Acre Vacant Tract, 12360 West State Highway 29, Liberty Hill, Williamson County, Texas 78642

Dear Ms. Newton:

ECS Southwest, LLP (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS's services were provided in general accordance with ECS Proposal No. 51:4958 authorized on June 26, 2023 and generally meet the requirements of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and in accordance with EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Sincerely,

ECS Southwest, LLP

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Project Summary

Liberty Hill 0.851 Acre Vacant Tract
 12360 West State Highway 29
 Liberty Hill, Texas 78642

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
4.0	User Provided Information	✓					
5.1	Federal ASTM Databases	✓					
5.2	State ASTM Databases	✓					
5.3	Additional Environmental Record Sources	✓					
6.0	Historical Use Information	✓					
7.0	Site and Area Reconnaissance	✓					
8.0	Additional Services	✓					
9.0	Interviews	✓					

ENVIRONMENTAL PROFESSIONAL STATEMENT

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 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in blue ink that reads "Katherine Moore". The signature is written in a cursive style.

Katherine Moore, P.G.
Environmental Principal
July 18, 2023 (Revised July 20, 2023)

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1.0 EXECUTIVE SUMMARY

ECS Southwest, LLP (ECS) was contracted by Liberty Hill Development Group, LLC to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of the Liberty Hill 0.851 Acre Vacant Tract located at 12360 West State Highway 29 in Liberty Hill, Williamson County, Texas (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by Williamson County Appraisal District as R624717 and owned by RS STONEWALL RANCH LLC. The approximately 0.851-acre subject property is undeveloped. The subject property is serviced by municipal water supply.

The subject property is located in a commercial area of Liberty Hill, Texas. Based on our review of site topography and conditions observed during the site reconnaissance, it is our professional opinion that properties to the northeast are presumed to be hydrogeologically up-gradient of the subject property. The subject property is bound on the north by a road with commercially developed land beyond (Caliber Collision), on the east by undeveloped land, on the south by SH 29 with undeveloped land beyond, and on the west by an unnamed road with undeveloped land beyond. ECS did not identify environmental issues associated with current occupants or activities at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

Based on the records search, site reconnaissance, and interviews, it appears that the subject property was undeveloped from at least 1893. Historical records prior to 1893 were not reasonably ascertainable for the subject property.

Our review of historical information for adjoining or nearby properties identified the area as originally rural, that transitioned to commercial.

LJA Environmental previously conducted a Phase I Environmental Site Assessment for the parent parcel of the subject property in April of 2019. The report indicated that the subject property was undeveloped at the time of the site reconnaissance. The report did not identify RECs at the time the Phase I ESA was completed. ECS cannot attest to the accuracy of the information reviewed.

A regulatory database search report was provided by Environmental Data Resources, Inc. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The Environmental Data Resources, Inc report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, issues associated with the listings in the database report are not believed to represent a REC for the subject property.

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Liberty Hill 0.851 Acre Vacant Tract located at 12360 West State Highway 29 in Liberty Hill, Williamson County, Texas, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

Table of Critical Dates

Item	Date
Report Issuance Date & Declaration by Environmental Professional	July 18, 2023 (Revised July 20, 2023)
Date of Interview with Past and Present Owners and Occupants	July 14, 2023
Date of Recorded Environmental Cleanup Lien Search	N/A
Date of Government Record Review Report	June 27, 2023
Date of Visual Inspection of Subject and Adjoining Properties	June 30, 2023
Earliest Date of Interviews, Lien Search, Record Reviews, and Inspections	June 27, 2023
Report Viability Date	December 24, 2023

According to ASTM E1527-21: "...an environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report." The 180-day viability period begins with the date of the earliest referenced resource noted above.

ECS was neither contracted to obtain information on environmental liens or activity and use limitations (AULs) nor have we been provided with information on environmental liens or AULs for our review. It should be noted by the User of this report that if the User does not obtain AUL information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

2.0 INTRODUCTION

ECS was contracted by Liberty Hill Development Group, LLC to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of the Liberty Hill 0.851 Acre Vacant Tract located at 12360 West State Highway 29 in Liberty Hill, Williamson County, Texas (i.e. subject property). A Site Location Map is provided in [Appendix I](#).

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- identify the presence or likely presence of hazardous substances and/or petroleum in, on, or at the subject property due to a release (defined by 42 United States Code (USC) 9601.22) and/or likely release; or under conditions that pose a material threat of a future release in accordance with ASTM E1527-21. (Note: presence or likely presence of hazardous substances or petroleum in, on, or at the subject property may originate from onsite or offsite sources);
- conduct all appropriate inquiries as defined by ASTM E1527-21 and 40 Code of Federal Regulations (CFR) Part 312; and,
- provide a professional opinion regarding Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), and Historical Recognized Environmental Conditions (HRECs), as defined by ASTM E1527-21, in, on, or at the subject property.

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within the ASTM E1527-21 standard.

This ESA was requested by Liberty Hill Development Group, LLC in anticipation of pending a real estate transaction. Therefore, ECS understands that the purpose of the ESA is to perform all appropriate inquiries into the uses and prior ownership of the subject property as required for CERCLA limited liability defenses in accordance with 40 CFR Part 312, and/or provide information as needed for financial/business related decisions of the User.

2.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-21, which is in accordance with EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by Liberty Hill Development Group, LLC to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of the Liberty Hill 0.851 Acre Vacant Tract located at 12360 West State Highway 29 in Liberty Hill, Williamson County, Texas. ECS was not contracted to conduct additional services beyond the scope of a base ASTM E1527-21 Phase I ESA as part of this assessment.

2.3 Definitions

ASTM E1527-21 defines a "*recognized environmental condition (REC)*" as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment." For the purposes of this definition, "likely" is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

ASTM E1527-21 defines a "*historical recognized environmental condition (HREC)*" as "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition."

ASTM E1527-21 defines a "*controlled recognized environmental condition (CREC)*" as "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)."

ASTM E1527-21 defines a "*business environmental risk (BER)*" as "a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice." This assessment does not include ASTM Non-Scope items or identify business environmental risks unless specifically requested by the Client, and included in [Section 8.0](#) of this report.

ASTM E1527-21 defines a "*de minimis condition*" as "a condition related to a release that generally does not present a threat to human 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. A condition determined to be a *de minimis* condition is not a recognized environmental condition nor a controlled recognized environmental condition."

2.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 8.0 of this report.

Note: Although potential vapor migration was considered as part of this ASTM E1527-21 Phase I ESA, the Phase I ESA was not intended to fully meet the requirements of the Vapor Encroachment Screen per the ASTM E2600 guide, which is beyond the scope of an ASTM E1527-21 Phase I ESA.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the subject property; however, no environmental site assessment can completely eliminate uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the subject property. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

This report is provided for the exclusive use of Liberty Hill Development Group, LLC. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. The use of this report is subject to the same terms, conditions and scope of work reflected in this report and the associated proposal.

2.5 Data Gaps

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition."

Significant data gaps that would be expected to limit our ability to identify RECs or render a professional opinion concerning the subject property were not identified during this assessment.

2.6 Limiting Conditions/Deviations

ASTM E1527-21 requires that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-21 standard, if any, including client-imposed constraints.

Conditions that limited our ability to observe the subject property and/or identify RECs in, on, or at the subject property were not encountered while conducting this Phase I ESA.

The scope of this assessment was not intended to deviate from the ASTM E1527-21 Standard Practice unless otherwise noted within this report.

3.0 SUBJECT PROPERTY DESCRIPTION

A general description of Subject Property is provided in this Section below. A Site Location Map is provided as **Figure 1**, a Topographic Map is provided as **Figure 2**, and a Site Layout Map is provided as **Figure 3** located in [Appendix I](#).

3.1 Subject Property Location and Legal Description

Site Name	Liberty Hill 0.851 Acre Vacant Tract
Property Address	12360 West State Highway 29
Property City, State	Liberty Hill, Texas
Property County	Williamson County
Number of Parcels	One (1)
Property ID Number(s)	R624717
Property Size	0.851 Acres
Property Owner of Record	RS STONEWALL RANCH LLC
Property Legal Description	S12852 - STONE WALL RANCH SEC 1 (BLK A LT 1 REPLAT), BLOCK A, Lot 1A, ACRES 0.851

3.2 Physical Setting and Hydrogeology

United States Geological Survey (USGS) Topographic Map	
Quad Designation	Liberty Hill, Texas
Date	2019
Subject Property Settings	
Geologic Province	Fredericksburg Group
Average Subject Property Elevation (in feet or meters)	1009 feet above sea level (ASL)
General Sloping Direction	Southwest
Bodies of Water	None
Presumed Direction of Groundwater Flow	Groundwater is expected to flow southwest, based on information received from EDR.
Up-gradient Property Direction (Groundwater Flow)	Northeast

Nearby Properties' Setting	
General Sloping Direction	Southwest
Bodies of Water	None
General Directions of Surface Flow	Surface flow is expected to flow southwest.
Presumed Direction of Groundwater Flow	Groundwater is expected to flow southwest, based on information received from EDR.

Regional influences on groundwater flow such as tidal changes, building sumps, dewatering, karst conditions, impermeable soils, etc. may have an impact on groundwater flow. The actual groundwater flow direction cannot be determined without site-specific information obtained through the gauging of groundwater monitoring wells.

3.3 Current Use and Description of the Site

The subject property consists of an approximately 0.851-acre parcel of land that is currently undeveloped. The subject property is located in an area that can generally be described as commercial.



4.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for Recognized Environmental Conditions associated with the subject property. The ASTM E1527-21 User Questionnaire was submitted to and completed by Eva S Newton, representing Liberty Hill Development Group, LLC (User of the report). Section 4.0 is based on the completed User Questionnaire. A copy of the completed User Questionnaire is included in Appendix II.

4.1 Title Information

ECS was contracted by the User to obtain a 1940 Chain of Title, and was provided with a Title Commitment. According to the information provided by Environmental Data Resources, Inc, and information received from the user information related to the possible presence of a REC was not identified in the documents received and reviewed.

4.2 Environmental Liens or Activity and Use Limitations

ECS was neither contracted to obtain information on environmental liens or activity and use limitations. However, ECS was contracted by the User to obtain a 1940 Chain of Title. According to the information provided by Environmental Data Resources, Inc, information related to the possible presence of a REC, or the presence of environmental liens or activities and use limitations on the subject property were not found in the Chain of Title received and reviewed.

4.3 Specialized Knowledge

The User indicated that they did not possess specialized knowledge of the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

The User indicated that they were not aware of commonly known environmental concerns related to the subject property.

4.5 Valuation Reduction for Environmental Issues

According to the User, the purchase price being paid for the subject property reasonably reflects its fair market value.

4.6 Owner, Property Manager, and Occupant Information

The User indicated that Michael Axelrad is the current property manager and James McAlister with RS Stonewall Ranch LLC. is the property owner.

4.7 Degree of Obviousness

The User stated that they were not aware of obvious indicators that point to the presence or likely presence of contamination at the subject property.

5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the subject property and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject property for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each record.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal CERCLIS	0.5	No	0
Federal CERCLIS NFRAP	0.5	No	0
Federal RCRA CORRACTS	1.0	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Site and Adjoining Properties	No	0
Federal IC/EC	Subject Site Only	No	N/A
Federal ERNS	Subject Site Only	No	N/A
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0	No	0



Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5	No	0
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	0
State and Tribal Leaking Tanks	0.5	No	0
State and Tribal Registered UST and AST	Subject Site and Adjoining Properties	No	1
State and Tribal IC/EC	Subject Site Only	No	N/A
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	0

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory database search was performed by Environmental Data Resources, Inc, and their report is dated June 27, 2023. ECS did not reduce the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by Environmental Data Resources, Inc.

5.1 Federal ASTM Databases

Neither the subject property nor properties within the designated search radii were identified on the federal databases researched for this assessment.

5.2 State ASTM Databases



5.2.1 Petroleum Storage Tank (PST) Database

The PST Database is a list of facilities that have registered PSTs with the state regulator.

The database report identified no PST facilities within the ASTM-designated search radius (subject and adjoining). In addition, the database report identified one (1) PST facility within 0.25 mile of the subject property. One (1) facility is described below:

Circle K Store 2741588, 12270 W State Highway 29 - EDR located the facility 390 feet east of the subject property. ECS located the facility approximately 300 feet east of the subject property in a topographically cross-gradient position. Based on aerial review and site reconnaissance, the tanks for the facility are approximately 360 feet east of the subject property. According to the TCEQ, the facility operates one (1) 19,782 sq. ft. double-walled FRP underground storage tank containing gasoline, one (1) 16,742 sq. ft. double-walled storage FRP storage tank containing 7,901 gallons of gasoline, and 8,841 gallons of diesel fuel. The tanks were installed in 2016. The facility received one violation in 2022 for failure to provide compliance records, which was marked as resolved. Documented instances of releases were not found in relation to this facility. Based on the distance,, cross-gradient position, and regulatory status and history, ECS does not consider this listing to represent a REC for the subject property.

5.3 Additional Environmental Record Sources

5.3.1 Additional Non-ASTM Federal Databases

Neither the subject property nor properties within the designated search radii were identified on the additional non-ASTM federal databases researched for this assessment.

5.3.2 Additional Non-ASTM State Databases

Neither the subject property nor properties within the designated search radii were identified on the additional non-ASTM state databases researched for this assessment.

5.3.3 Other Proprietary Databases

Neither the subject property nor properties within the designated search radii were identified on the other proprietary databases researched for this assessment.

5.3.4 Unmapped (Orphan) Facilities and Sites

No properties were identified on the Orphan Summary List. These facilities are considered unmappable because the facility information in the database is insufficient and/or does not report accurate facility locations.

5.4 Regulatory Review Summary

A regulatory database search report was provided by Environmental Data Resources, Inc. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The Environmental Data Resources, Inc report identified one off-site property within the minimum ASTM search distances. Based on our review of reasonably ascertainable public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact on the subject property. Therefore, ECS does not believe that the off-site listings would have issues that result in RECs for the subject property.

6.0 HISTORICAL USE INFORMATION

6.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The aerial photographs were obtained from Environmental Data Resources, Inc. The aerial photographs reviewed were dated 1941, 1951, 1962, 1972, 1981, 1988, 1996, 2008, 2012, 2016, and 2020. Aerial photographs dated prior to 1941 were not available for review. The ECS review is dependent on the quality and scale of the photographs.

The following is a description of relevant information from the aerial photographs:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1941	The subject property appeared to be undeveloped. SH 29 appeared to be improved along the south property boundary.	Adjoining property to the north, west, and east appeared to be undeveloped. Adjoining property to the south appeared to be improved with single family residences and agricultural outbuildings.	No
1951, 1962, 1972, 1981, 1988, and 1996	The subject property appeared to be undeveloped. SH 29 appeared to be improved along the south property boundary.	Adjoining property to the north, west, and east appeared to be undeveloped. Adjoining property to the south appeared to be improved with single family residences and multiple agricultural outbuildings.	No
2008, 2012, and 2016	The subject property appeared to be undeveloped. SH 29 appeared to be improved along the south property boundary.	Adjoining property to the north, west, and east appeared to be undeveloped. Adjoining property to the south appeared to be undeveloped and contain remnant foundations.	No
2020	The subject property appeared to be undeveloped. SH 29 appeared to be improved along the south property boundary.	Adjoining property to the north, west, and east appeared to be undeveloped. Adjoining property to the south appeared to be undeveloped.	No

6.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS utilized Environmental Data Resources, Inc to search for historical Sanborn Fire Insurance Maps (Sanborn) for the subject property and surrounding area. Sanborn maps were not available for this area. The absence of such maps generally indicates that the subject property is located in an area where Sanborn maps were not produced because the area was rural or it was not economically feasible. ECS does not expect the lack of Sanborn maps to impact our ability to render a professional opinion concerning the subject property given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories, and other historical records obtained. A copy of the Unmapped Property report is included within Appendix IV.

6.3 Historical USGS Topographic Maps

Topographic maps are produced by the USGS for various time periods. ECS reviewed topographic maps of the subject property and immediately surrounding properties for evidence of former usage that may indicate potential environmental issues. The topographic maps were obtained from Environmental Data Resources, Inc and were dated 1896, 1962, 1976, 2013, 2016 and 2019. Topographic maps dated prior to 1893 were not available for review.

The following is a description of relevant information from the topographic maps:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1893	The subject property was not depicted containing structures.	Adjoining property to the north, south, east, and west were not depicted containing structures.	No
1962 and 1976	The subject property was not depicted containing structures. State Highway 29 was depicted along the south property boundary.	Adjoining property to the north, east, and west were not depicted containing structures. Adjoining property to the south was depicted containing seven (7) structures.	No
2013, 2016, and 2019	Structures were not depicted on topographic maps from 2013, 2016, and 2019. State Highway 29 was depicted along the south property boundary.	Structures were not depicted on topographic maps from 2013, 2016, and 2019.	No



6.4 City Directory Review

One of the ASTM standard historical sources to be reviewed for previous subject property uses is local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the subject property, adjoining properties, or nearby properties. In some rural areas, street directories information is limited.

ECS reviewed city directories obtained from Environmental Data Resources, Inc. The subject property address utilized for the research was 12360 West State Highway 29. The directories reviewed were dated 1992, 1995, 2000, 2005, 2010, 2014, 2017 and 2020. The directories reviewed prior to 2000 did not provide listings for the subject property or surrounding area. Directories dated prior to 1992 were not available for review. A copy of the city directory report is included in Appendix IV.

The following is a description of relevant information from the city directories:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
2000, 2005, 2010, 2014, 2017, and 2020	Not Listed	12331 SH 29 - Not Listed 12330 SH 29 - Not Listed 12275 SH 29 - Not Listed 12270 SH 29 - Not Listed	No

6.5 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos, or other information kept by the local jurisdiction for property tax assessment purposes. According to the Williamson County tax assessor online information, the subject property is owned by RS STONEWALL RANCH LLC. The subject property is listed as a 0.851-acre parcel with an identification number of R624717.

6.6 Recorded Land Title Records

Recorded land title records may include leases, land contracts, and AULs recorded by the local jurisdiction. Land title records may provide only a list of the names of previous owners and may be of limited use; however, they may provide useful information about uses or occupancy of the property when employed in combination with other sources.

ECS was contracted by the User to obtain a 1940 Chain of Title. According to the information provided by Environmental Data Resources, Inc, Information related to the possible presence of a REC was not identified in the documents received and reviewed.



6.7 Building Department Records

The term building department records means those records of the local government indicating permissions of the local government to construct, alter or demolish improvements on the property.

ECS contacted the City of Liberty Hill Building Department to determine if they had historical information regarding construction dates, inspections, or other information regarding the subject property. A Freedom of Information Act request was submitted to the Building Department on June 27, 2023. No information has been received at the time of the report completion. If information is received that changes the conclusions or recommendations of this report, ECS will forward the information to the Client.

6.8 Zoning/Land Use Records

The term zoning/land use records refers to records of the local government indicating the uses permitted by the government in particular zones within its jurisdictions.

ECS reviewed zoning/land use records obtained from the City of Liberty Hill. The subject property is currently zoned for General Commercial (C3) use.

6.9 Previous Reports

LJA Environmental previously conducted a Phase I Environmental Site Assessment for the parent parcel of the subject property in April of 2019. The report indicated that the subject property was undeveloped at the time of the site reconnaissance. The report did not identify RECs at the time the Phase I ESA was completed. ECS cannot attest to the accuracy of the information reviewed.

6.10 Other Historical Sources

Other credible historical sources may be reviewed to identify past uses of the subject property. These sources may include websites, county or state road maps, historical society documents, or local library information.

ECS contacted the City of Liberty Hill via FOIA to determine if they had regulatory or historical information regarding environmental issues concerning the subject property. A Freedom of Information Act request was submitted to the City of Liberty Hill on June 28, 2023. No information has been received at the time of the report completion. If information is received that changes the conclusions or recommendations of this report, ECS will forward the information to the Client.

6.11 Historical Use Summary

According to historical research, the subject property has been undeveloped since at least 1893 until the present. The surrounding area has developed slowly from a primarily rural that transitioned to commercial.

No obvious indications of RECs were identified in the historical data review.

7.0 SITE AND AREA RECONNAISSANCE

7.1 Methodology

Michael DeLalio of ECS conducted the field reconnaissance on June 30, 2023. The weather at the time of the reconnaissance was 77 degrees Fahrenheit and cloudy. Observations were made from a walking reconnaissance around the perimeter and along several transects across the subject property. Access or visibility limitations, if any, are discussed in Section 2.6. Subject property photographs are included in Appendix V.

7.2 On-Site Features

7.2.1 Observed Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The subject property slopes from northeast to southwest.

7.2.2 Past Site Uses

During the site reconnaissance, ECS observed the subject property for evidence of past occupancy or usage that could indicate the presence of environmental concerns. Based on current site conditions observed during the site reconnaissance, ECS did not identify evidence of past uses or occupancy that would indicate the presence of a REC for the subject property.

7.2.3 Current Uses

The subject property is approximately 0.851 acres in size and consists of undeveloped. Evidence of structures associated with the subject property was not noted. The subject property gently slopes from the northeast to the southwest. A road had been constructed along the west property boundary.

Scattered debris consisting of household trash was observed on the subject property.

An area of fill was located in the south portion of the property. The soil mound appeared to be fill and grading materials from the recent construction of the adjoining properties. Due to the soil surface covering, ECS is not able to verify the materials buried at the subject property.

The table below lists pertinent features of interest that were assessed for the subject property. Relevant information regarding pertinent features is discussed further in this section.

Feature	Yes	No
Hazardous Substances and Petroleum Products in Connection with Identified Uses		✓
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses		✓
Drums, Totes, and Intermediate Bulk Containers		✓

Feature	Yes	No
Unidentified Substance Containers		✓
Underground or Aboveground Storage Tanks		✓
Strong, Pungent or Noxious Odors		✓
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products		✓
Known or Suspect PCB-containing Equipment		✓
Stains or Corrosion to Floors, Walls or Ceilings		✓
Stained Soil or Pavement		✓
Floor Drains and Sump Pumps		✓
Pits, Ponds or Lagoons		✓
Stressed Vegetation		✓
Solid Waste Mounds or Non-natural Fill Materials	✓	
Water/Wastewater Discharge		✓
Groundwater Wells		✓
Septic Systems or Cesspools		✓
Hydraulic Equipment (Elevators, Lifts, Compactors, Etc.)		✓
Dry Cleaning		✓
Specialized Industrial Equipment		✓
Onsite Electrical Generators		✓
Oil-water Separators		✓

Solid Waste Mounds or Non-natural Fill Materials

An area of fill was located in the south portion of the property. The soil mound appeared to be fill and grading materials from the recent construction of the adjoining properties. Due to the soil surface covering, ECS is not able to verify the materials buried at the subject property. The soil mound does not represent a REC for the subject property.

7.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the subject property boundary and public places. The subject property is located in a commercial area of Liberty Hill, Williamson County, Texas.



Direction	Description	Relative Gradient	REC
North	Unnamed road with commercially developed property beyond (Caliber Collision)	Up-gradient	No
East	Undeveloped land	Cross-gradient	No
South	SH-29 with undeveloped land beyond	Down-gradient	
West	Unnamed road with undeveloped land beyond	Cross-gradient	

Pertinent features of environmental concern were not observed on adjoining or nearby properties during the site reconnaissance.

7.4 Site and Area Reconnaissance Summary

According to our site observations and a review of adjoining and nearby properties, the subject property is undeveloped. The subject property is located in a highway, commercial area of Liberty Hill. Details pertaining to our on-site and off-site observations are referenced previously. We did not identify RECs associated with the subject property or neighboring properties and businesses during the reconnaissance.



8.0 ADDITIONAL SERVICES

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, and suspected microbial growth.

ECS was not authorized to assess non-scope issues in conjunction with this assessment.

9.0 INTERVIEWS

Michael DeLalio interviewed Michael Axelrad by phone on July 14, 2023. He has been associated with the subject property for over 4 years and has significant knowledge related to the subject property and associated activities. Mr. Axelrad indicated that he is not aware of 1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property; 2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the subject property; or 3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

10.0 FINDINGS AND CONCLUSIONS

10.1 Findings and Opinions

The subject property is identified by Williamson County Appraisal District as R624717 and owned by RS STONEWALL RANCH LLC. The approximately 0.851-acre subject property is undeveloped. The subject property is serviced by municipal water supply.

The subject property is located in a commercial area of Liberty Hill, Texas. Based on our review of site topography and conditions observed during the site reconnaissance, it is our professional opinion that properties to the northeast are presumed to be hydrogeologically up-gradient of the subject property. The subject property is bound on the north by a road with commercially developed land beyond (Caliber Collision), on the east by undeveloped land, on the south by SH 29 with undeveloped land beyond, and on the west by an unnamed road with undeveloped land beyond. ECS did not identify environmental issues associated with current occupants or activities at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

Based on the records search, site reconnaissance, and interviews, it appears that the subject property was undeveloped from at least 1893. Historical records prior to 1893 were not reasonably ascertainable for the subject property.

Our review of historical information for adjoining or nearby properties identified the area as originally rural, that transitioned to commercial.

LJA Environmental previously conducted a Phase I Environmental Site Assessment for the parent parcel of the subject property in April of 2019. The report indicated that the subject property was undeveloped at the time of the site reconnaissance. The report did not identify RECs at the time the Phase I ESA was completed. ECS cannot attest to the accuracy of the information reviewed.

A regulatory database search report was provided by Environmental Data Resources, Inc. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The Environmental Data Resources, Inc report identified several off-site properties within the minimum ASTM search distances. Based on our review of available public records, issues associated with the listings in the database report are not believed to represent a REC for the subject property.

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

10.2 Significant Data Gaps

Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified

10.3 De Minimis Conditions

ECS did not identify *de minimis* conditions associated with the subject property during this assessment.

10.4 Conclusions

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Liberty Hill 0.851 Acre Vacant Tract located at 12360 West State Highway 29 in Liberty Hill, Williamson County, Texas, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

11.0 REFERENCES

ASTM E1527-21. Standard Practice for Environmental Site Assessment, Phase I Environmental Site Assessment Process.

City of Liberty Hill Zoning Information Retrieved from the City of Liberty Hill Zoning https://www.libertyhilltx.gov/DocumentCenter/View/1597/Liberty_Hill_Zoning_Map_36x48_NOV_22?bidId=

Environmental Data Resources, Inc. (2022). EDR 1940 Chain of Title (Report No. 7375072.10S). 2023, June 30.

Environmental Data Resources, Inc. (2022). Certified Sanborn® Map Report (Report No. 7375072.3). 2023, June 27.

Environmental Data Resources, Inc. (2022). EDR Aerial Photo Decade Package (Report No. 7375072.8). 2023, 2023, June 27.

Environmental Data Resources, Inc. (2022). EDR City Directory Abstract (Report No. 7375072.5). 2023, 2023, June 28.

Environmental Data Resources, Inc. (2022). EDR Historical Topographic Map Report (Report No. 7375072.4). 2023, 2023, June 27.

Environmental Data Resources, Inc. (2022). EDR Radius Map™ Report with GeoCheck® (Report No. 7375072.2s). 2023, 2023, June 27.

Williamson Central Appraisal District. (n.d.). Appraisal Information Retrieved from WCAD website <https://search.wcad.org/Property-Detail/PropertyQuickRefID/R624717/PartyQuickRefID/O0663538>

Appendix I: Figures

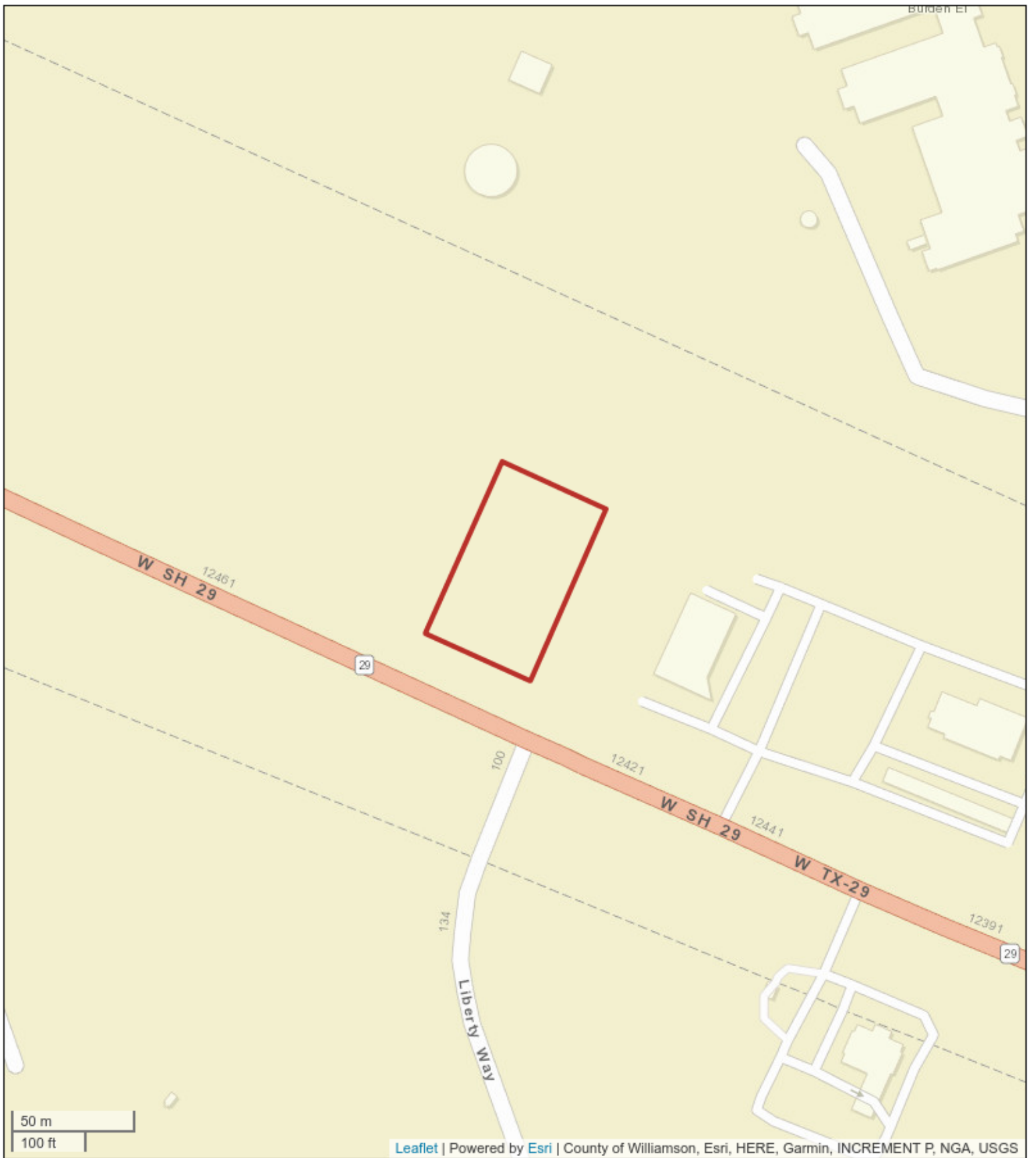


Figure 1 - Location Map

Liberty Hill 0.851 Acre Vacant Tract
12360 West State Highway 29
Liberty Hill, Texas 78642
ECS Project 51:3598





Figure 2 - Topographic Map

Liberty Hill, Texas Quadrangle 2019

Liberty Hill 0.851 Acre Vacant Tract

12360 West State Highway 29

Liberty Hill, Texas 78642

ECS Project 51:3598





Figure 3 - Site Map

Liberty Hill 0.851 Acre Vacant Tract
12360 West State Highway 29
Liberty Hill, Texas 78642
ECS Project 51:3598



Appendix II: Interviews, Correspondence and User Questionnaire



ENVIRONMENTAL QUESTIONNAIRE

Environmental Questionnaire for User

Completion required for conformance with ASTM E 1527-21. Failure to provide this information may preclude CERCLA liability protections for the property purchaser. Please return answered form to ECS.

Site Name: Sherwin Williams: Liberty Hill, TX

Name and Title of Person Completing Questionnaire (Please Print):
Eva S. Newton, Director of Project Management for Liberty Hill Development Group, LLC

Signature of Person Completing Questionnaire:
Eva S. Newton

Date: _____

Name of Your Company and Your Contact Number (Please Print):
Liberty Hill Development Group, LLC Office: 910-695-3694 Mobile: 910-691-2258

ASTM E 1527-21 indicates that, "Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report." As the user of this ESA, what is the reason for conducting the Phase I ESA? If this question is unanswered, ECS will assume that the user's reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

Please state reason for having ESA performed: purchase of property

Will you provide Property Title Records and a Legal Description to ECS?

Please select one: NO YES

Will you provide a 50-year chain of title abstract to ECS?

Please select one: NO YES *need price for ECS to provide*

Please Send Information Promptly

(1a.) **Environmental liens that are filed or recorded against the site (40 CFR 312.25).** ASTM E 1527-21 states that the user should perform a review of recorded land title records and judicial records for environmental liens or activity and use limitations for the site. Please forward the results of the land title record and judicial record review. If you would prefer, ECS can obtain this information from a third party provider for an additional fee. Please let ECS know if you would like to contract ECS for this service.

Please select one: Client to Provide ECS to Provide for Additional Fee

Using title commitment and chain of title

ENVIRONMENTAL QUESTIONNAIRE

(1b.) **Activity and use limitations 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 activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Please select one: NO YES

If yes, please explain: _____

(2.) **Specialized knowledge** - 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?

Please select one: NO YES

If yes, please explain: _____

(3.) **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:

(a.) Do you know the past uses of the property?

Please select one: NO YES

If yes, please state uses: _____

(b.) Do you know of specific chemicals that are present or once were present at the property?

Please select one: NO YES

If yes, please explain: _____

(c.) Do you know of spills or other chemical releases that have taken place at the property?

Please select one: NO YES

If yes, please explain: _____

ENVIRONMENTAL QUESTIONNAIRE

(d.) Do you know of any environmental cleanups that have taken place at the property?

Please select one: NO YES

If yes, please explain: _____

(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?

Please select one: NO YES

If no, please explain: _____

If you are aware that there is a difference, is the lower purchase price because contamination is known or believed to be present at the property?

Please select one: NO YES

If yes, please explain: _____

(5.) Parcel Property Owner(s) & Contact Number(s):

- A. RS Stonewall Ranch, L.L.C. James A. McAlister IV Jim@rockspring.com _____
- B. _____
- C. _____
- D. _____

Property Manager and Occupant(s) & Contact Number(s)

Property Manager: Mike Axelrad: Rockspring Capital Axe@rockspring.com office (713) ~~535-2221 cell (713) 703-8689~~ _____
Occupant/Tenant: _____
Occupant/Tenant: _____

(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). 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?

Please select one: NO YES

If yes, please explain: _____



ECS-Texas, LLP
3033 Kellway Drive, Suite 110
Carrollton, Texas 75006
Phone: (972) 392-3222
Fax: (214) 483-9684

CONVERSATION RECORD

Project No. 51-3598 Telephone (713) 703-8689
Project Name Liberty Hill 0.871 Acre Parcel Date 7/14/2023
Initiator Michael DeLalio Responder Mike Axelrad
Company ECS Southwest LLP. Company Rocksprings

Are you aware of any activity or land use restrictions at the Site?

Do you have any specialized knowledge or experience related to the property or nearby properties?

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Are you aware of commonly known or reasonably ascertainable information about the property that would help to identify conditions indicative of releases or threatened releases?

- (a.) Do you know the past uses of the property? **Undeveloped**
- (b.) Do you know of specific chemicals that are present or once were present at the property? **No**
- (c.) Do you know of spills or other chemical releases that have taken place at the property? **No**
- (d.) Do you know of any environmental cleanups that have taken place at the property? **No**

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? **No**

How long have you had ownership of the property? **4 Years**

What was its previous use? **Undeveloped**

Are you aware of any prior developments on the Site? **No**

Are you aware of any areas of dumping or uncontrolled fill on the property (recent or historical)? **No**

Are you aware of any records of environmental or health code violations for the Site (past or outstanding)? **No**

Are you aware of any current/former septic tanks on the Site? **No**

Are you aware of any current/former underground fuel storage tanks on the Site? **No**

Any above ground fuel storage tanks (>1,100 gallons)? **No**

Are you aware of any environmental concerns associated with the site or the adjoining properties? **No**

Are you aware of any pending, past, or threatened administrative litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property? **No**

Are you aware of any government notices regarding any possible violation of environmental laws or possible liability related to hazardous substances or petroleum products? **No**

Appendix III: Regulatory Records Documentation

Liberty Hill 0.851 Tract With COT

12360 West State Highway 29

Liberty Hill, TX 78642

Inquiry Number: 7375072.2s

June 27, 2023

The EDR Radius Map™ Report with GeoCheck®



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

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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 (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

12360 WEST STATE HIGHWAY 29
LIBERTY HILL, TX 78642

COORDINATES

Latitude (North): 30.6595530 - 30° 39' 34.39"
Longitude (West): 97.8909310 - 97° 53' 27.35"
Universal Transverse Mercator: Zone 14
UTM X (Meters): 606258.1
UTM Y (Meters): 3392214.8
Elevation: 1009 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 12699785 LIBERTY HILL, TX
Version Date: 2019

Northeast Map: 12699781 LEANDER NE, TX
Version Date: 2019

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140822, 20140813
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
12360 WEST STATE HIGHWAY 29
LIBERTY HILL, TX 78642

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	CIRCLE K STORE 27415	12270 W STATE HIGHWA	UST	Higher	390, 0.074, SE

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

Lists of Federal NPL (Superfund) sites

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

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

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

Lists of Federal CERCLA sites with NFRAP

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

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

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

Lists of Federal RCRA generators

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

Lists of state- and tribal (Superfund) equivalent sites

SHWS..... State Superfund Registry

Lists of state and tribal landfills and solid waste disposal facilities

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

Lists of state and tribal leaking storage tanks

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
LPST..... Leaking Petroleum Storage Tank Listing
RDR..... Release Determination Report Listing

Lists of state and tribal registered storage tanks

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

State and tribal institutional control / engineering control registries

AUL..... Sites with Controls

Lists of state and tribal voluntary cleanup sites

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

Lists of state and tribal brownfield 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
HIST LF..... Historical Information About Municipal Solid Waste Facilities

EXECUTIVE SUMMARY

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

Local Lists of Registered Storage Tanks

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
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
ECHO.....	Enforcement & Compliance History Information
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
PFAS NPL.....	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES.....	Federal Sites PFAS Information
PFAS TSCA.....	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST.....	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR.....	PFAS Contamination Site Location Listing
PFAS WQP.....	Ambient Environmental Sampling for PFAS
PFAS NPDES.....	Clean Water Act Discharge Monitoring Information
PFAS ECHO.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT.....	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC.....	Aqueous Foam Related Incidents Listing
PFAS.....	PFAS Contamination Site Location Listing
AQUEOUS FOAM.....	AFFF Sites 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
PFAS TRIS.....	List of PFAS Added to the TRI

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

EXECUTIVE SUMMARY

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 identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

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

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Texas Commission on Environmental Quality's Petroleum Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 03/02/2023 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CIRCLE K STORE 27415 Facility Status: ACTIVE Facility Id: 88645 Facility Num: 133759 AI Number: 665446602016215	12270 W STATE HIGHWA	SE 0 - 1/8 (0.074 mi.)	1	8

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7375072.2S



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

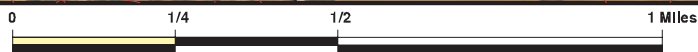
Pipelines

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.

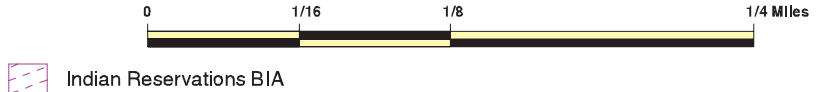
SITE NAME: Liberty Hill 0.851 Tract With COT
 ADDRESS: 12360 West State Highway 29
 Liberty Hill TX 78642
 LAT/LONG: 30.659553 / 97.890931

CLIENT: ECS Southwest, LLP
 CONTACT: Michael Delalio
 INQUIRY #: 7375072.2s
 DATE: June 27, 2023 9:35 am

DETAIL MAP - 7375072.2S



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



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: Liberty Hill 0.851 Tract With COT
 ADDRESS: 12360 West State Highway 29
 Liberty Hill TX 78642
 LAT/LONG: 30.659553 / 97.890931

CLIENT: ECS Southwest, LLP
 CONTACT: Michael Delalio
 INQUIRY #: 7375072.2s
 DATE: June 27, 2023 9:37 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
DEBRIS	0.500		0	0	0	NR	NR	0
CLI	0.500		0	0	0	NR	NR	0
WASTE MGMT	TP		NR	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
<i>Lists of state and tribal leaking storage tanks</i>								
INDIAN LUST	0.500		0	0	0	NR	NR	0
LPST	0.500		0	0	0	NR	NR	0
RDR	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.500		0	0	0	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
AUL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	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
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
CDL	TP		NR	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	TP		NR	NR	NR	NR	NR	0
CENTRAL REGISTRY	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
NON REGIST PST	0.250		0	0	NR	NR	NR	0
<i>Local Land Records</i>								
HIST LIENS	TP		NR	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
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
SPILLS 80	TP		NR	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	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	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	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	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	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

1
SE
 < 1/8
 0.074 mi.
 390 ft.

CIRCLE K STORE 2741588
12270 W STATE HIGHWAY 29
LIBERTY HILL, TX 78642

UST **U004252612**
 N/A

Relative:
Higher
Actual:
1013 ft.

UST:
 Name: CIRCLE K STORE 2741588
 Address: 12270 W STATE HIGHWAY 29
 City,State,Zip: LIBERTY HILL, TX 786426333
 AI Number: 88645
 Facility Type: RETAIL
 Facility Begin Date: 08/25/2016
 Facility Status: ACTIVE
 Additional ID: 665446602016215
 Facility Exempt Status: N
 Records Off-Site: Yes
 UST Financial Assurance Required: No
 Number Of Active UST: 2
 Site Location Description: Not reported
 Site Location (Nearest City Name): Not reported
 Site Location (County Name): WILLIAMSON
 Site Location (Tceq Region): 11
 Site Location (Location Zip): 78642
 Contact Name/Title: ,
 Contact Organization Name: Not reported
 Contact Mailing Address1: Not reported
 Contact Mailing Address2: Not reported
 Contact Mailing City/State/Zip: Not reported
 Contact Telephone: Not reported
 Facility Contact Address Deliverable: Not reported
 Contact Fax Number: Not reported
 Contact Email Address: Not reported
 Signature Date On Earliest Reg Form: 08/24/2017
 Signature Name/Title On Earliest Reg Form: JENNIFER RESNIK,O&E COMP COORDINATOR
 Application Received Date On Earliest Reg Form: 08/25/2017
 Signature Role On Earliest Reg Form: LEGAL AUTH REP OWNER
 Signature Company On Earliest Reg Form: Not reported
 Enforcement Action: No
 Facility Not Inspectable: No

Operator:
 Princ ID: 658325792001221
 Additional ID: 665446602016215
 Ai Number: 88645
 Operator CN: CN600134456
 Operator Name: CIRCLE K STORES INC
 Operator Effective Begin Date: 08/16/2021
 Operator Type: CO
 Operator Role: OWNOPRCON
 Contact Name: VERONICA RIVERA/
 Contact Organization Name: CIRCLE K STORES INC
 Contact Mailing Address (Delivery): PO BOX 52085
 Contact Mailing Address (Internal Delivery): Not reported
 Contact Mailing City/State/Zip: PHOENIX AZ 85072-2085
 Contact Phone Country Code: 0
 Contact Phone Area Code: 602
 Contact Phone Number: 7288000
 Contact Phone Extension: 0
 Contact Fax Country Code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

Contact Fax Area Code: Not reported
Contact Fax Number: Not reported
Contact Fax Extension: Not reported
Contact Email Address: Not reported
Contact Address Deliverable: Not reported

Owner:

Owner CN: CN600134456
Owner Last Name: CIRCLE K STORES INC
Owner First Name: Not reported
Owner Middle Name: Not reported
Owner Type: CO
Contact Mailing Address (Delivery): PO BOX 52085
Contact Mailing Address (Internal Delivery): Not reported
Contact Mailing City: PHOENIX
Contact Mailing State: AZ
Contact Mailing Zip: 85072
Contact Mailing Zip5: 2085
Contact Phone Number/Ext: 0 602 7288000/0
Contact Fax Country Code: Not reported
Contact Fax Number/Ext: /
Contact Email Address: Not reported
Contact Address Deliverable: Not reported
Princ ID: 658325792001221
Additional ID: 665446602016215
AI Number: 88645
Owner Effective Begin Date: 08/16/2021
State Tax ID: 17411495405
Contact Role: OWNOPRCON
Contact Name/Title: VERONICA RIVERA/
Contact Organization Name: CIRCLE K STORES INC

Self Certification:

Self Cert ID: 133759
Cert ID: 379497
AI Number: 88645
Self Certification Date: 09/29/2022
Signature Name/Title: KELLIE BODDIE ENV SP
Signature Type Role: LEGAL AUTH REP OPERATOR
Filing Status: RENEWAL
Registration Self Certification Flag: Y
Facility Fees Self Certification Flag: Y
Financial Assurance Self Certification Flag: Y
Technical Standards Self Certification Flag: Y
Delivery Certificate Expiration Date: 10/31/2023
Reporting Method: P
Tank Corrosion Protection Compliance: Y
Piping Corrosion Protection Compliance: Y
Compartment Release Detection Compliance: Y
Piping Release Detection Compliance: N
Spill Prevention/Overfill Compliance: Y

Self Cert ID: 133759
Cert ID: 360856
AI Number: 88645
Self Certification Date: 09/21/2021

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

Signature Name/Title: KELLIE BODDIE ENVIRONMENTAL SPECIALIST
Signature Type Role: OWNER
Filing Status: RENEWAL
Registration Self Certification Flag: Y
Facility Fees Self Certification Flag: Y
Financial Assurance Self Certification Flag: Y
Technical Standards Self Certification Flag: Y
Delivery Certificate Expiration Date: 09/30/2022
Reporting Method: E
Tank Corrosion Protection Compliance: Y
Piping Corrosion Protection Compliance: Y
Compartment Release Detection Compliance: Y
Piping Release Detection Compliance: N
Spill Prevention/Overfill Compliance: Y

Self Cert ID: 133759
Cert ID: 342756
AI Number: 88645
Self Certification Date: 09/02/2020
Signature Name/Title: Veronica Rivera OPERATOR
Signature Type Role: OPERATOR
Filing Status: RENEWAL
Registration Self Certification Flag: Y
Facility Fees Self Certification Flag: Y
Financial Assurance Self Certification Flag: Y
Technical Standards Self Certification Flag: Y
Delivery Certificate Expiration Date: 09/30/2021
Reporting Method: S
Tank Corrosion Protection Compliance: Y
Piping Corrosion Protection Compliance: Y
Compartment Release Detection Compliance: Y
Piping Release Detection Compliance: N
Spill Prevention/Overfill Compliance: Y

Self Cert ID: 133759
Cert ID: 326872
AI Number: 88645
Self Certification Date: 09/19/2019
Signature Name/Title: Annette S Toale Environmental Manage
Signature Type Role: LEGAL AUTH REP OWNER
Filing Status: RENEWAL
Registration Self Certification Flag: Y
Facility Fees Self Certification Flag: Y
Financial Assurance Self Certification Flag: Y
Technical Standards Self Certification Flag: Y
Delivery Certificate Expiration Date: 09/30/2020
Reporting Method: S
Tank Corrosion Protection Compliance: Y
Piping Corrosion Protection Compliance: Y
Compartment Release Detection Compliance: Y
Piping Release Detection Compliance: N
Spill Prevention/Overfill Compliance: Y

Self Cert ID: 133759
Cert ID: 311309
AI Number: 88645
Self Certification Date: 10/01/2018

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

Signature Name/Title:	Annette S Toale Mgr
Signature Type Role:	LEGAL AUTH REP OWNER
Filing Status:	RENEWAL
Registration Self Certification Flag:	Y
Facility Fees Self Certification Flag:	Y
Financial Assurance Self Certification Flag:	Y
Technical Standards Self Certification Flag:	Y
Delivery Certificate Expiration Date:	09/30/2019
Reporting Method:	S
Tank Corrosion Protection Compliance:	Y
Piping Corrosion Protection Compliance:	Y
Compartment Release Detection Compliance:	Y
Piping Release Detection Compliance:	Y
Spill Prevention/Overfill Compliance:	Y
Self Cert ID:	133759
Cert ID:	292314
AI Number:	88645
Self Certification Date:	08/24/2017
Signature Name/Title:	JENNIFER RESNIK O&E COMP COORDINATOR
Signature Type Role:	LEGAL AUTH REP OWNER
Filing Status:	RENEWAL
Registration Self Certification Flag:	Y
Facility Fees Self Certification Flag:	Y
Financial Assurance Self Certification Flag:	Y
Technical Standards Self Certification Flag:	Y
Delivery Certificate Expiration Date:	09/30/2018
Reporting Method:	P
Tank Corrosion Protection Compliance:	Y
Piping Corrosion Protection Compliance:	Y
Compartment Release Detection Compliance:	Y
Piping Release Detection Compliance:	Y
Spill Prevention/Overfill Compliance:	Y
Self Cert ID:	133759
Cert ID:	277703
AI Number:	88645
Self Certification Date:	09/27/2016
Signature Name/Title:	JENNIFER RESNIK O & E COMP COORD
Signature Type Role:	LEGAL AUTH REP OWNER
Filing Status:	INITIAL
Registration Self Certification Flag:	Y
Facility Fees Self Certification Flag:	Y
Financial Assurance Self Certification Flag:	Y
Technical Standards Self Certification Flag:	Y
Delivery Certificate Expiration Date:	09/30/2017
Reporting Method:	P
Tank Corrosion Protection Compliance:	Y
Piping Corrosion Protection Compliance:	Y
Compartment Release Detection Compliance:	Y
Piping Release Detection Compliance:	Y
Spill Prevention/Overfill Compliance:	Y

Tank:

Install Date:	08/25/2016
Tank Registration Date:	10/03/2016
Number of Compartments:	2

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

Tank Capacity:	16742
Tank Singlewall:	N
Tank Doublewall:	Y
Pipe Type:	P
UST ID:	221666
Facility ID:	133759
Ai Number:	88645
Tank Id:	2
Tank Status (Current):	IN USE
Tank Status Date:	08/25/2016
Empty:	N
Tank Regulatory Status:	FULLY REGULATED
Tank Int Prot (Internal Tank Lining Date):	Not reported
Piping Design (Single Wall):	N
Piping Design (Double Wall):	Y
Tank Ext Cont(Fac-Built Nonmetallic Jacket):	N
Tank Ext Cont(Syn Tank-Pit/Piping-Trench Liner):	N
Tank Ext Cont(Tank Vault/Rigid Trench Liner):	N
Piping Ext Cont(Fac-Built Nonmetallic Jacket):	N
Piping Ext Cont(Syn Tank-Pit/Piping-Trench Liner):	N
Piping Ext Cont(Tank Vault/Rigid Trench Liner):	N
Tank Material (Steel):	N
Tank Material(Frp(Fiberglass-Reinforced Plastic):	Y
Tank Mat(Composite (Steel W/Ext Frp Cladding)):	N
Tank Mat(Concrete):	N
Tank Mat(Jacketed (Steel W/Ext Nonmetallic Jck)):	N
Tank Mat(Coated(Steel W/ExtPolyurethane Cladding)):	N
Piping Material (Steel):	N
Piping Mat(Frp(Fiberglass Reinforced Plastic):	Y
Piping Mat(Concrete):	N
Piping Mat(Jacketed(Steel W/Ext Nonmetallic Jacket)):	N
Piping Mat(Nonmetallic Flex Piping):	Y
PipingConnect/Valves(Shear/Impact Valves(Under Disp)):	N
Piping Connect/Valves(Steel Swing-Joints(End Of Piping)):	N
Piping Connect/Valves (Flex Connectors(Ends Of Piping)):	N
Tank Corr Prot Meth(TCPM)(Cathodic-Field Installation):	N
TCPM (ExtDielectricCoat/Laminate/Tape/Wrap):	N
TCPM(Cathodic Prot-FacInstallation):	N
TCPM(Composite Tank(Steel W/Frp Ext Laminate):	N
TCPMeth(Coated Tank(Steel W/ExtPolyurethaneLaminate):	N
TCPM(FRP Tank Or Piping(Noncorrodible)):	Y
TCPM(Ext Nonmetallic Jacket):	N
TCPMeth(Unnecessary Per Corrosion Prot Spec):	N
Piping Corr Prot Meth(Dielectric Coat/Laminate/Tape/Wrap):	N
Piping Corr Prot Method(PCPM) (Cathodic Factory Install):	N
PCPM(Cathodic Prot-Field Install):	N
PCPMeth (FRP Tank Or Piping(Noncorrodible):	N
PCPM(Nonmetallic FlexPiping (Noncorrodible)):	Y
PCPMeth(Isolated Open Area/2nd Containment):	N
PCPM (Dual Protected):	N
PCPM(Unnec Per Corrosion Prot Specialist):	N
Tank Corr Prot Compliance Flag:	Y
Piping Corr Prot Compliance Flag:	Y
Tank Corrosion Prot Variance:	N
Piping Corrosion Prot Variance:	N
Temp Out Of Service Compliance:	Y
Technical Compliance Flag:	N

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

Tank Tested Flag:	Y
Installation Signature Date:	09/20/2016
Compartment Records:	
Tank ID:	2
Tank Capacity:	7901
UST Comprt ID:	190705
UST ID:	221666
AI Number:	88645
Compartment ID:	A
Substance Stored1:	GASOLINE
Substance Stored2:	Not reported
Substance Stored3:	Not reported
CompartmentReleaseDetectionMethod(Vapor):	N
CRDM(GW Monitoring):	N
CRDM(Monitoring Of Secondary Cont Barrier):	N
CRDM(Auto Tank Gauge Test/Inv Control):	N
CRDM(Interstitial Monitoring SecWall/Jacket):	Y
CRDM(Wkly Manual Gauging(Tanks<=1000 G):	N
CRDM(Mthly Tank Gauging(Emer Gen Tanks):	N
CRDM(Sir (Stat Inv Reconciliation)/Inv Control):	N
PipingReleaseDetectionMethod(PRDM)(Vapor):	N
PRDM(Groundwater Monitoring):	N
PRDM(Monitoring Sec Containment Barrier):	N
PRDM(InterstitialMonitoring w/in SecWall/Jacket):	N
PRDM(Mthly Piping Tightness Test)@.2Gph:	N
PRDM(AnnualPipingTightTest/ElecMon@.1Gph:	Y
PRDM(TriennialTightTest(Suction/GravityPiping):	N
PRDM AutoLineLeakDet(3.0 Gph PressPiping):	N
PRDM(Sir(StatInv Recon)/Inv Control):	N
PRDM(Exempt System Suction:	N
Spill Overfill Prevention Equip(SOPE):	Y
SOPE(Spill Cont/Bucket/Sump):	Y
SOPE(DelShut-Off Valve):	Y
SOPE(FlowRestrictorValue:	N
SOPE(Alarm (Set@<=90%) W/3a Or 3b:	N
SOPE(N/A Deliveries To Tank<=25G):	N
Compartment Release Det Compliance Flag:	Y
Piping Release Detection Compliance Flag):	N
Spill/OverfillPreventionCompliance Flag:	Y
Compartment Release Detection Variance:	N
Piping Release Detection Variance:	N
Spill And Overfill Prevention Variance:	N
Stage I Vapor Recovery:	TWO POINT SYSTEM
Stage 1 Installation Date:	Not reported
Tank ID:	2
Tank Capacity:	8841
UST Comprt ID:	190706
UST ID:	221666
AI Number:	88645
Compartment ID:	B
Substance Stored1:	DIESEL
Substance Stored2:	Not reported
Substance Stored3:	Not reported
CompartmentReleaseDetectionMethod(Vapor):	N
CRDM(GW Monitoring):	N
CRDM(Monitoring Of Secondary Cont Barrier):	N

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

CRDM(Auto Tank Gauge Test/Inv Control):	N
CRDM(Interstitial Monitoring SecWall/Jacket):	Y
CRDM(Wkly Manual Gauging(Tanks<=1000 G):	N
CRDM(Mthly Tank Gauging(Emer Gen Tanks):	N
CRDM(Sir (Stat Inv Reconciliation)/Inv Control):	N
PipingReleaseDetectionMethod(PRDM)(Vapor):	N
PRDM(Groundwater Monitoring):	N
PRDM(Monitoring Sec Containment Barrier):	N
PRDM(InterstitialMonitoring w/in SecWall/Jacket):	N
PRDM(Mthly Piping Tightness Test)@.2Gph:	N
PRDM(AnnualPipingTightTest/ElecMon@.1Gph:	Y
PRDM(TriennialTightTest(Suction/GravityPiping):	N
PRDM AutoLineLeakDet(3.0 Gph PressPiping):	N
PRDM(Sir(StatInv Recon)/Inv Control)):	N
PRDM(Exempt System Suction:	N
Spill Overfill Prevention Equip(SOPE):	Y
SOPE(Spill Cont/Bucket/Sump):	Y
SOPE(DelShut-Off Valve)):	Y
SOPE(FlowRestrictorValue:	N
SOPE(Alarm (Set@<=90%) W/3a Or 3b:	N
SOPE(N/A Deliveries To Tank<=25G):	N
Compartment Release Det Compliance Flag:	Y
Piping Release Detection Compliance Flag):	N
Spill/OverfillPreventionCompliance Flag:	Y
Compartment Release Detection Variance:	N
Piping Release Detection Variance:	N
Spill And Overfill Prevention Variance:	N
Stage 1 Vapor Recovery:	TWO POINT SYSTEM
Stage 1 Installation Date:	Not reported

More Self Certification:

Self Cert ID:	33533
Cert ID:	44629
UST Comprt ID:	141709
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44630
UST Comprt ID:	141710
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44631
UST Comprt ID:	141707
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44632

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

UST Comprt ID:	141706
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44628
UST Comprt ID:	141708
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44634
UST Comprt ID:	141704
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44635
UST Comprt ID:	141703
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44636
UST Comprt ID:	141702
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44633
UST Comprt ID:	141705
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Install Date:	08/25/2016
Tank Registration Date:	10/03/2016
Number of Compartments:	1
Tank Capacity:	19782
Tank Singlewall:	N
Tank Doublewall:	Y
Pipe Type:	P
UST ID:	221665
Facility ID:	133759
AI Number:	88645

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

Tank Id:	1
Tank Status (Current):	IN USE
Tank Status Date:	08/25/2016
Empty:	N
Tank Regulatory Status:	FULLY REGULATED
Tank Int Prot (Internal Tank Lining Date):	Not reported
Piping Design (Single Wall):	N
Piping Design (Double Wall):	Y
Tank Ext Cont(Fac-Built Nonmetallic Jacket):	N
Tank Ext Cont(Syn Tank-Pit/Piping-Trench Liner):	N
Tank Ext Cont(Tank Vault/Rigid Trench Liner):	N
Piping Ext Cont(Fac-Built Nonmetallic Jacket):	N
Piping Ext Cont(Syn Tank-Pit/Piping-Trench Liner):	N
Piping Ext Cont(Tank Vault/Rigid Trench Liner):	N
Tank Material (Steel):	N
Tank Material(Frp(Fiberglass-Reinforced Plastic):	Y
Tank Mat(Composite (Steel W/Ext Frp Cladding)):	N
Tank Mat(Concrete):	N
Tank Mat(Jacketed (Steel W/Ext Nonmetallic Jck)):	N
Tank Mat(Coated(Steel W/ExtPolyurethane Cladding)):	N
Piping Material (Steel):	N
Piping Mat(Frp(Fiberglass Reinforced Plastic):	Y
Piping Mat(Concrete):	N
Piping Mat(Jacketed(Steel W/Ext Nonmetallic Jacket)):	N
Piping Mat(Nonmetallic Flex Piping):	Y
PipingConnect/Valves(Shear/Impact Valves(Under Disp)):	N
Piping Connect/Valves(Steel Swing-Joints(End Of Piping)):	N
Piping Connect/Valves (Flex Connectors(Ends Of Piping)):	N
Tank Corr Prot Meth(TCPM)(Cathodic-Field Installation):	N
TCPM (ExtDielectricCoat/Laminate/Tape/Wrap):	N
TCPM(Cathodic Prot-FacInstallation):	N
TCPM(Composite Tank(Steel W/Frp Ext Laminate):	N
TCPMeth(Coated Tank(Steel W/ExtPolyurethaneLaminate):	N
TCPM(FRP Tank Or Piping(Noncorrodible):	Y
TCPM(Ext Nonmetallic Jacket):	N
TCPMeth(Unnecessary Per Corrosion Prot Spec):	N
Piping Corr Prot Meth(Dielectric Coat/Laminate/Tape/Wrap):	N
Piping Corr Prot Method(PCPM) (Cathodic Factory Install):	N
PCPM(Cathodic Prot-Field Install):	N
PCPMMethod (FRP Tank Or Piping(Noncorrodible):	N
PCPM(Nonmetallic FlexPiping (Noncorrodible)):	Y
PCPMeth(Isolated Open Area/2nd Containment):	N
PCPM (Dual Protected):	N
PCPM(Unnec Per Corrosion Prot Specialist):	N
Tank Corr Prot Compliance Flag:	Y
Piping Corr Prot Compliance Flag:	Y
Tank Corrosion Prot Variance:	N
Piping Corrosion Prot Variance:	N
Temp Out Of Service Compliance:	Y
Technical Compliance Flag:	N
Tank Tested Flag:	Y
Installation Signature Date:	09/20/2016
Compartment Records:	
Tank ID:	1
Tank Capacity:	19782
UST Comprt ID:	190704
UST ID:	221665

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

AI Number:	88645
Compartment ID:	A
Substance Stored1:	GASOLINE
Substance Stored2:	Not reported
Substance Stored3:	Not reported
CompartmentReleaseDetectionMethod(Vapor):	N
CRDM(GW Monitoring):	N
CRDM(Monitoring Of Secondary Cont Barrier):	N
CRDM(Auto Tank Gauge Test/Inv Control):	N
CRDM(Interstitial Monitoring SecWall/Jacket):	Y
CRDM(Wkly Manual Gauging(Tanks<=1000 G):	N
CRDM(Mthly Tank Gauging(Emer Gen Tanks):	N
CRDM(Sir (Stat Inv Reconciliation)/Inv Control):	N
PipingReleaseDetectionMethod(PRDM)(Vapor):	N
PRDM(Groundwater Monitoring):	N
PRDM(Monitoring Sec Containment Barrier):	N
PRDM(InterstitialMonitoring w/in SecWall/Jacket):	N
PRDM(Mthly Piping Tightness Test)@.2Gph:	N
PRDM(AnnualPipingTightTest/ElecMon@.1Gph:	Y
PRDM(TriennialTightTest(Suction/GravityPiping):	N
PRDM AutoLineLeakDet(3.0 Gph PressPiping):	N
PRDM(Sir(StatInv Recon)/Inv Control)):	N
PRDM(Exempt System Suction:	N
Spill Overfill Prevention Equip(SOPE):	Y
SOPE(Spill Cont/Bucket/Sump):	Y
SOPE(DelShut-Off Valve):	Y
SOPE(FlowRestrictorValue:	N
SOPE(Alarm (Set@<=90%) W/3a Or 3b:	N
SOPE(N/A Deliveries To Tank<=25G):	N
Compartment Release Det Compliance Flag:	Y
Piping Release Detection Compliance Flag):	N
Spill/OverfillPreventionCompliance Flag:	Y
Compartment Release Detection Variance:	N
Piping Release Detection Variance:	N
Spill And Overfill Prevention Variance:	N
Stage I Vapor Recovery:	TWO POINT SYSTEM
Stage 1 Installation Date:	Not reported
More Self Certification:	
Self Cert ID:	33533
Cert ID:	44629
UST Comprt ID:	141709
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44630
UST Comprt ID:	141710
UST ID:	53246
AI Number:	88645
Tank ID:	1A
Compartment ID:	A
Self Cert ID:	33533
Cert ID:	44631

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

UST Comprt ID: 141707
UST ID: 53246
AI Number: 88645
Tank ID: 1A
Compartment ID: A

Self Cert ID: 33533
Cert ID: 44632
UST Comprt ID: 141706
UST ID: 53246
AI Number: 88645
Tank ID: 1A
Compartment ID: A

Self Cert ID: 33533
Cert ID: 44628
UST Comprt ID: 141708
UST ID: 53246
AI Number: 88645
Tank ID: 1A
Compartment ID: A

Self Cert ID: 33533
Cert ID: 44634
UST Comprt ID: 141704
UST ID: 53246
AI Number: 88645
Tank ID: 1A
Compartment ID: A

Self Cert ID: 33533
Cert ID: 44635
UST Comprt ID: 141703
UST ID: 53246
AI Number: 88645
Tank ID: 1A
Compartment ID: A

Self Cert ID: 33533
Cert ID: 44636
UST Comprt ID: 141702
UST ID: 53246
AI Number: 88645
Tank ID: 1A
Compartment ID: A

Self Cert ID: 33533
Cert ID: 44633
UST Comprt ID: 141705
UST ID: 53246
AI Number: 88645
Tank ID: 1A
Compartment ID: A

Construction Notification:
NOC ID: 30023

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

Facility ID: 133759
AI Number: 88645
Application Received Date: 07/28/2016
Scheduled Construction Date: 08/29/2016
UST Improvement: N
UST Installation: Y
UST Removal: N
UST Repair: N
UST Return To Service: N
UST Replacement: N
UST Abandonment: N
UST Stage I: N
AST Installation: N
AST Stage I: N
Historical Tracking Number: Not reported
Waiver Flag: Not reported
Late Filing Flag: N
Form Received Date: 07/28/2016
Signature Date On Form: 07/27/2016
Signature Name On Form: JENNIFER RESNIK
Signature Company On Form: Not reported
Signature Title On Form: Not reported
Signature Role: Not reported
Owner Name At Time Of Construction: CST STATIONS TEXAS LLC
Owner CN At Time Of Construction: CN604822320
Owner AR At Time Of Construction: Not reported
General Desc Of Prop Construct: NEW TO INDUSTRY STORE, INSTALLING NEW UST SYSTEM, 2 USTS, PIPING, ATG AND DISPENSERS

Contractor, Consultant and Installer:

Cont/Cons/Installer ID: 70923
UST ID: Not reported
NOC ID: 30023
AI Number: 88645
Type Of Contact: CONSULTANT
Contractor CRP Number Or Installer ILP Number: Not reported
Company Name: CST BRANDS INC
Representative Name: CHRIS TRINKLE
Mailing Address (Delivery): ONE VALERO WAY BLDG D STE 200
Mailing Address (Internal Delivery): Not reported
Mailing City: SAN ANTONIO
Mailing State: TX
Mailing Zip: 78249
Mailing Foreign Postal Code: Not reported
Mailing County Code: Not reported
Phone Number Country Code: 1
Phone Number Area Code: 210
Phone Number: 6922273
Phone Number Extension: Not reported
Fax Number Country Code: Not reported
Fax Number Area Code: Not reported
Fax Number: Not reported
Email Address: Not reported

Cont/Cons/Installer ID: 71642
UST ID: 221666
NOC ID: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

AI Number: 88645
Type Of Contact: CONTRACTOR
Contractor CRP Number Or Installer ILP Number: Not reported
Company Name: MSCS LTD
Representative Name: Not reported
Mailing Address (Delivery): Not reported
Mailing Address (Internal Delivery): Not reported
Mailing City: Not reported
Mailing State: Not reported
Mailing Zip: Not reported
Mailing Foreign Postal Code: Not reported
Mailing County Code: Not reported
Phone Number Country Code: Not reported
Phone Number Area Code: Not reported
Phone Number: Not reported
Phone Number Extension: Not reported
Fax Number Country Code: Not reported
Fax Number Area Code: Not reported
Fax Number: Not reported
Email Address: Not reported

Cont/Cons/Installer ID: 71639
UST ID: 221665
NOC ID: Not reported
AI Number: 88645
Type Of Contact: CONTRACTOR
Contractor CRP Number Or Installer ILP Number: Not reported
Company Name: MSCS LTD
Representative Name: Not reported
Mailing Address (Delivery): Not reported
Mailing Address (Internal Delivery): Not reported
Mailing City: Not reported
Mailing State: Not reported
Mailing Zip: Not reported
Mailing Foreign Postal Code: Not reported
Mailing County Code: Not reported
Phone Number Country Code: Not reported
Phone Number Area Code: Not reported
Phone Number: Not reported
Phone Number Extension: Not reported
Fax Number Country Code: Not reported
Fax Number Area Code: Not reported
Fax Number: Not reported
Email Address: Not reported

Cont/Cons/Installer ID: 71640
UST ID: 221665
NOC ID: Not reported
AI Number: 88645
Type Of Contact: INSTALLER
Contractor CRP Number Or Installer ILP Number: Not reported
Company Name: Not reported
Representative Name: CHARLES T BUONANNO
Mailing Address (Delivery): Not reported
Mailing Address (Internal Delivery): Not reported
Mailing City: Not reported
Mailing State: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CIRCLE K STORE 2741588 (Continued)

U004252612

Mailing Zip: Not reported
Mailing Foreign Postal Code: Not reported
Mailing County Code: Not reported
Phone Number Country Code: Not reported
Phone Number Area Code: Not reported
Phone Number: Not reported
Phone Number Extension: Not reported
Fax Number Country Code: Not reported
Fax Number Area Code: Not reported
Fax Number: Not reported
Email Address: Not reported

Cont/Cons/Installer ID: 71641
UST ID: 221666
NOC ID: Not reported
AI Number: 88645
Type Of Contact: INSTALLER
Contractor CRP Number Or Installer ILP Number: Not reported
Company Name: Not reported
Representative Name: CHARLES T BUONANNO
Mailing Address (Delivery): Not reported
Mailing Address (Internal Delivery): Not reported
Mailing City: Not reported
Mailing State: Not reported
Mailing Zip: Not reported
Mailing Foreign Postal Code: Not reported
Mailing County Code: Not reported
Phone Number Country Code: Not reported
Phone Number Area Code: Not reported
Phone Number: Not reported
Phone Number Extension: Not reported
Fax Number Country Code: Not reported
Fax Number Area Code: Not reported
Fax Number: Not reported
Email Address: Not reported

Facility Billing Contacts:

Contact Organization Name: CIRCLE K STORES INC
Contact Mailing Address (Delivery): 3802 CORPOREX PARK DR STE 200
Contact Mailing Address (Internal Delivery): Not reported
Contact Mailing City/State/Zip: TAMPA, FL 33619 1125
Phone Number/Ext: 984 3891316/0
Contact Fax Number/Ext: /
Contact Email Address: kboddie@circlek.com
Contact Address Deliverable: Y
Facility ID: 133759
Additional ID: 665446602016215
Princ ID: 658325792001221
AI Number: 88645
Facility Name: CIRCLE K STORE 2741588
AR Number: 82920
AR UST Number Suffix: Not reported
AR AST Number Suffix: U
Contact Name/Title: KELLIE BODDIE/ENVIRONMENTAL SPECIALIST

Count: 0 records.

ORPHAN SUMMARY

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

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: 04/26/2023	Source: EPA
Date Data Arrived at EDR: 05/02/2023	Telephone: N/A
Date Made Active in Reports: 05/17/2023	Last EDR Contact: 06/02/2023
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/10/2023
	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: 04/26/2023	Source: EPA
Date Data Arrived at EDR: 05/02/2023	Telephone: N/A
Date Made Active in Reports: 05/17/2023	Last EDR Contact: 06/02/2023
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/10/2023
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Lists of Federal Delisted NPL sites

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: 04/26/2023
Date Data Arrived at EDR: 05/02/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 15

Source: EPA
Telephone: N/A
Last EDR Contact: 06/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

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: 03/26/2023
Date Data Arrived at EDR: 03/28/2023
Date Made Active in Reports: 05/30/2023
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/23/2023
Next Scheduled EDR Contact: 10/09/2023
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

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

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 05/02/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 15

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/02/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 04/26/2023	Source: EPA
Date Data Arrived at EDR: 05/02/2023	Telephone: 800-424-9346
Date Made Active in Reports: 05/17/2023	Last EDR Contact: 06/02/2023
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/24/2023
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/06/2023	Source: EPA
Date Data Arrived at EDR: 03/09/2023	Telephone: 800-424-9346
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 06/20/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/02/2023
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

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: 03/06/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2023	Telephone: 214-665-6444
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 06/20/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/02/2023
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

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: 03/06/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2023	Telephone: 214-665-6444
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 06/20/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/02/2023
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

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

Date of Government Version: 03/06/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2023	Telephone: 214-665-6444
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 06/20/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/02/2023
	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: 03/06/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2023	Telephone: 214-665-6444
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 06/20/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/02/2023
	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: 02/08/2023	Source: Department of the Navy
Date Data Arrived at EDR: 02/09/2023	Telephone: 843-820-7326
Date Made Active in Reports: 05/02/2023	Last EDR Contact: 05/23/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 08/21/2023
	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: 02/20/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/21/2023	Telephone: 703-603-0695
Date Made Active in Reports: 05/02/2023	Last EDR Contact: 05/23/2023
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/04/2023
	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: 02/20/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/21/2023	Telephone: 703-603-0695
Date Made Active in Reports: 05/02/2023	Last EDR Contact: 05/23/2023
Number of Days to Update: 70	Next Scheduled EDR Contact: 09/04/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 03/20/2023

Date Data Arrived at EDR: 03/21/2023

Date Made Active in Reports: 05/30/2023

Number of Days to Update: 70

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 06/20/2023

Next Scheduled EDR Contact: 10/02/2023

Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

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: 03/23/2023

Date Data Arrived at EDR: 03/29/2023

Date Made Active in Reports: 06/20/2023

Number of Days to Update: 83

Source: Texas Commission on Environmental Quality

Telephone: 512-239-5680

Last EDR Contact: 06/14/2023

Next Scheduled EDR Contact: 10/02/2023

Data Release Frequency: Semi-Annually

Lists of state and tribal landfills and solid waste disposal facilities

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: 01/25/2023

Date Data Arrived at EDR: 01/26/2023

Date Made Active in Reports: 04/18/2023

Number of Days to Update: 82

Source: Texas Commission on Environmental Quality

Telephone: 512-239-6706

Last EDR Contact: 04/17/2023

Next Scheduled EDR Contact: 07/31/2023

Data Release Frequency: Quarterly

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: 06/01/2023

Next Scheduled EDR Contact: 09/18/2023

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: 03/27/2023

Date Data Arrived at EDR: 03/29/2023

Date Made Active in Reports: 06/13/2023

Number of Days to Update: 76

Source: Houston-Galveston Area Council

Telephone: 832-681-2518

Last EDR Contact: 03/29/2023

Next Scheduled EDR Contact: 07/10/2023

Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 09/28/2000	Telephone: N/A
Date Made Active in Reports: 10/30/2000	Last EDR Contact: 06/26/2023
Number of Days to Update: 32	Next Scheduled EDR Contact: 10/09/2023
	Data Release Frequency: No Update Planned

WASTE MGMT: Commercial Hazardous & Solid Waste Management Facilities

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

Date of Government Version: 10/16/2019	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 01/10/2020	Telephone: 512-239-2920
Date Made Active in Reports: 03/18/2020	Last EDR Contact: 03/30/2023
Number of Days to Update: 68	Next Scheduled EDR Contact: 07/10/2023
	Data Release Frequency: Varies

Lists of state and tribal leaking storage tanks

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/23/2022	Source: EPA Region 6
Date Data Arrived at EDR: 12/06/2022	Telephone: 214-665-6597
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 05/09/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 07/31/2023
	Data Release Frequency: Varies

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: 10/14/2022	Source: EPA, Region 5
Date Data Arrived at EDR: 12/06/2022	Telephone: 312-886-7439
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 05/09/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 07/31/2023
	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: 11/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2022	Telephone: 415-972-3372
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 05/09/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 07/31/2023
	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: 11/23/2022	Source: EPA Region 8
Date Data Arrived at EDR: 12/06/2022	Telephone: 303-312-6271
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 05/08/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 07/31/2023
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/14/2022	Source: EPA Region 7
Date Data Arrived at EDR: 12/06/2022	Telephone: 913-551-7003
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 05/09/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 07/31/2023
	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: 10/19/2022	Source: EPA Region 1
Date Data Arrived at EDR: 12/06/2022	Telephone: 617-918-1313
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 05/09/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 07/31/2023
	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: 11/26/2022	Source: EPA Region 4
Date Data Arrived at EDR: 12/06/2022	Telephone: 404-562-8677
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 05/09/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 07/31/2023
	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: 11/23/2022	Source: EPA Region 10
Date Data Arrived at EDR: 12/06/2022	Telephone: 206-553-2857
Date Made Active in Reports: 04/19/2023	Last EDR Contact: 05/09/2023
Number of Days to Update: 134	Next Scheduled EDR Contact: 07/31/2023
	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: 03/28/2023	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 03/29/2023	Telephone: 512-239-2200
Date Made Active in Reports: 04/04/2023	Last EDR Contact: 06/14/2023
Number of Days to Update: 6	Next Scheduled EDR Contact: 10/02/2023
	Data Release Frequency: Quarterly

RDR: Release Determination Report Listing

An owner-operator permanently removing an underground storage tank system from service must determine whether a release of a stored regulated substance has occurred. Assemble and submit documentation of tank removal and release determination including the details of all excavation, removal, and sampling activities to the TCEQ using the PST Program's Release Determination Report form (TCEQ-00621).

Date of Government Version: 03/29/2023	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 03/30/2023	Telephone: 512-239-2081
Date Made Active in Reports: 04/04/2023	Last EDR Contact: 06/14/2023
Number of Days to Update: 5	Next Scheduled EDR Contact: 10/02/2023
	Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 05/30/2023
Number of Days to Update: 82

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/17/2023
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: 03/02/2023
Date Data Arrived at EDR: 03/22/2023
Date Made Active in Reports: 06/07/2023
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 06/20/2023
Next Scheduled EDR Contact: 10/02/2023
Data Release Frequency: Quarterly

AST: Petroleum Storage Tank Database

Registered Aboveground Storage Tanks.

Date of Government Version: 03/02/2023
Date Data Arrived at EDR: 03/22/2023
Date Made Active in Reports: 06/07/2023
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 06/20/2023
Next Scheduled EDR Contact: 10/02/2023
Data Release Frequency: Quarterly

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: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

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: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
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: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
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).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
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: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
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: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
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: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
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: 11/23/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 134

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/09/2023
Next Scheduled EDR Contact: 07/31/2023
Data Release Frequency: Varies

TANKS: Petroleum Storage Tanks Listing

A list of facilities included on the Petroleum Storage Tank database that have no association as either underground or aboveground tanks.

Date of Government Version: 03/02/2023
Date Data Arrived at EDR: 03/22/2023
Date Made Active in Reports: 06/07/2023
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0985
Last EDR Contact: 06/20/2023
Next Scheduled EDR Contact: 10/02/2023
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

AUL: Sites with Controls

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/06/2023
Date Data Arrived at EDR: 04/06/2023
Date Made Active in Reports: 06/21/2023
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 06/22/2023
Next Scheduled EDR Contact: 10/09/2023
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

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: 10/31/2022
Date Data Arrived at EDR: 12/22/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 84

Source: Railroad Commission of Texas
Telephone: 512-463-6969
Last EDR Contact: 04/10/2023
Next Scheduled EDR Contact: 07/10/2023
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: 03/27/2023
Date Data Arrived at EDR: 03/29/2023
Date Made Active in Reports: 06/13/2023
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5891
Last EDR Contact: 06/22/2023
Next Scheduled EDR Contact: 10/09/2023
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: 06/13/2023
Next Scheduled EDR Contact: 10/02/2023
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

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

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

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Brownfields Site Assessments

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

Date of Government Version: 03/27/2023
Date Data Arrived at EDR: 03/29/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 5

Source: TCEQ
Telephone: 512-239-5872
Last EDR Contact: 06/22/2023
Next Scheduled EDR Contact: 10/09/2023
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/06/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/13/2023	Telephone: 202-566-2777
Date Made Active in Reports: 04/19/2023	Last EDR Contact: 06/08/2023
Number of Days to Update: 6	Next Scheduled EDR Contact: 09/25/2023
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

NCTCOG LI: North Central Landfill Inventory

North Central Texas Council of Governments landfill database.

Date of Government Version: 03/27/2023	Source: North Central Texas Council of Governments
Date Data Arrived at EDR: 03/29/2023	Telephone: 817-695-9223
Date Made Active in Reports: 06/14/2023	Last EDR Contact: 03/29/2023
Number of Days to Update: 77	Next Scheduled EDR Contact: 07/10/2023
	Data Release Frequency: Varies

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: 11/11/2022	Source: Capital Area Council of Governments
Date Data Arrived at EDR: 05/23/2023	Telephone: 512-916-6000
Date Made Active in Reports: 06/05/2023	Last EDR Contact: 05/23/2023
Number of Days to Update: 13	Next Scheduled EDR Contact: 07/10/2023
	Data Release Frequency: Varies

SWRCY: Recycling Facility Listing

A listing of recycling facilities in the state.

Date of Government Version: 02/09/2023	Source: TCEQ
Date Data Arrived at EDR: 02/09/2023	Telephone: 512-239-6700
Date Made Active in Reports: 05/08/2023	Last EDR Contact: 05/04/2023
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/21/2023
	Data Release Frequency: Varies

HIST LF: Historical Information About Municipal Solid Waste Facilities

An historical information listing old, closed unnumbered MSW landfills that were operated before permits were required, as well as unauthorized landfills and miscellaneous illegal dumps and disposal sites.

Date of Government Version: 02/01/2022	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 09/28/2022	Telephone: 512-239-2335
Date Made Active in Reports: 05/24/2023	Last EDR Contact: 04/17/2023
Number of Days to Update: 238	Next Scheduled EDR Contact: 07/31/2023
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/19/2023
Next Scheduled EDR Contact: 08/07/2023
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: 04/12/2023
Next Scheduled EDR Contact: 07/31/2023
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 Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/27/2023
Next Scheduled EDR Contact: 08/07/2023
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: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/23/2023
Next Scheduled EDR Contact: 09/04/2023
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Site Locations Listing

A listing of former clandestine drug site locations

Date of Government Version: 09/07/2021
Date Data Arrived at EDR: 12/09/2021
Date Made Active in Reports: 03/01/2022
Number of Days to Update: 82

Source: Department of Public Safety
Telephone: 512-424-2144
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRIORITY CLEANERS: Dry Cleaner Remediation Program Prioritization List

A listing of dry cleaner related contaminated sites.

Date of Government Version: 09/01/2022	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 11/30/2022	Telephone: 512-239-5658
Date Made Active in Reports: 02/13/2023	Last EDR Contact: 05/30/2023
Number of Days to Update: 75	Next Scheduled EDR Contact: 09/11/2023
	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: 03/23/2023	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 03/29/2023	Telephone: 512-239-0666
Date Made Active in Reports: 06/20/2023	Last EDR Contact: 06/14/2023
Number of Days to Update: 83	Next Scheduled EDR Contact: 10/02/2023
	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: 01/06/2023	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 02/02/2023	Telephone: 202-307-1000
Date Made Active in Reports: 02/10/2023	Last EDR Contact: 05/23/2023
Number of Days to Update: 8	Next Scheduled EDR Contact: 09/04/2023
	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 "core data". 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: 09/30/2022	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 10/04/2022	Telephone: 512-239-5175
Date Made Active in Reports: 12/27/2022	Last EDR Contact: 06/22/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/09/2023
	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: 03/31/2023	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 04/04/2023	Telephone: 512-239-2081
Date Made Active in Reports: 06/22/2023	Last EDR Contact: 04/04/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 08/14/2023
	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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Quality
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: 03/27/2023
Date Data Arrived at EDR: 03/29/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 5

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2209
Last EDR Contact: 06/22/2023
Next Scheduled EDR Contact: 10/09/2023
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: 04/26/2023
Date Data Arrived at EDR: 05/02/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 06/02/2023
Next Scheduled EDR Contact: 07/10/2023
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: 03/19/2023
Date Data Arrived at EDR: 03/21/2023
Date Made Active in Reports: 05/30/2023
Number of Days to Update: 70

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/20/2023
Next Scheduled EDR Contact: 10/02/2023
Data Release Frequency: Quarterly

SPILLS: Spills Database

Spills reported to the Emergency Response Division.

Date of Government Version: 01/09/2023
Date Data Arrived at EDR: 01/11/2023
Date Made Active in Reports: 03/23/2023
Number of Days to Update: 71

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5100
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/24/2023
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 214-665-6444
Last EDR Contact: 06/20/2023
Next Scheduled EDR Contact: 10/02/2023
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: 02/01/2023
Date Data Arrived at EDR: 02/14/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 77

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/16/2023
Next Scheduled EDR Contact: 08/28/2023
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: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/11/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Varies

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: 04/03/2023
Next Scheduled EDR Contact: 07/17/2023
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/11/2023
Next Scheduled EDR Contact: 08/21/2023
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: 03/13/2023
Date Data Arrived at EDR: 03/21/2023
Date Made Active in Reports: 05/30/2023
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/20/2023
Next Scheduled EDR Contact: 10/02/2023
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: 05/01/2023
Next Scheduled EDR Contact: 08/14/2023
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: 05/04/2023
Next Scheduled EDR Contact: 08/14/2023
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: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/16/2023
Next Scheduled EDR Contact: 09/25/2023
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 02/16/2023
Date Made Active in Reports: 05/02/2023
Number of Days to Update: 75

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/19/2023
Next Scheduled EDR Contact: 08/28/2023
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: 01/17/2023
Date Data Arrived at EDR: 01/18/2023
Date Made Active in Reports: 04/19/2023
Number of Days to Update: 91

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/18/2023
Next Scheduled EDR Contact: 07/31/2023
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: 04/26/2023
Date Data Arrived at EDR: 05/02/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 15

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/02/2023
Next Scheduled EDR Contact: 09/11/2023
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: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 06/12/2023
Next Scheduled EDR Contact: 07/31/2023
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/26/2023	Source: EPA
Date Data Arrived at EDR: 05/02/2023	Telephone: 202-564-6023
Date Made Active in Reports: 05/17/2023	Last EDR Contact: 06/02/2023
Number of Days to Update: 15	Next Scheduled EDR Contact: 08/14/2023
	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: 03/20/2023	Source: EPA
Date Data Arrived at EDR: 04/04/2023	Telephone: 202-566-0500
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 04/04/2023
Number of Days to Update: 66	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

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

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 03/29/2023
Number of Days to Update: 79	Next Scheduled EDR Contact: 07/17/2023
	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	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

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

MLTS: Material Licensing Tracking System

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

Date of Government Version: 03/15/2023	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/21/2023	Telephone: 301-415-7169
Date Made Active in Reports: 05/30/2023	Last EDR Contact: 04/13/2023
Number of Days to Update: 70	Next Scheduled EDR Contact: 07/31/2023
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

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

Date of Government Version: 12/31/2020	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 05/25/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

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

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 05/25/2023
Number of Days to Update: 251	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

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

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 05/04/2023
Number of Days to Update: 96	Next Scheduled EDR Contact: 08/14/2023
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/22/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/09/2023
	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

DOT OPS: Incident and Accident Data

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

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

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/25/2023
Next Scheduled EDR Contact: 08/07/2023
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: 12/31/2022
Date Data Arrived at EDR: 01/12/2023
Date Made Active in Reports: 04/07/2023
Number of Days to Update: 85

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/03/2023
Next Scheduled EDR Contact: 07/17/2023
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: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/20/2023
Next Scheduled EDR Contact: 10/02/2023
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: 04/06/2023
Next Scheduled EDR Contact: 07/17/2023
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: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/26/2023
Next Scheduled EDR Contact: 08/14/2023
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 05/24/2023
Next Scheduled EDR Contact: 08/28/2023
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 05/02/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 06/02/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

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

Date of Government Version: 04/05/2001
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: 02/02/2023
Date Data Arrived at EDR: 02/22/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/24/2023
Next Scheduled EDR Contact: 09/04/2023
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/03/2023
Date Data Arrived at EDR: 04/04/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 66

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 05/24/2023
Next Scheduled EDR Contact: 09/11/2023
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: 01/07/2022
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 82

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/25/2023
Next Scheduled EDR Contact: 09/04/2023
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: 05/25/2023
Next Scheduled EDR Contact: 09/04/2023
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: 03/17/2023
Date Data Arrived at EDR: 03/17/2023
Date Made Active in Reports: 05/30/2023
Number of Days to Update: 74

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/13/2023
Next Scheduled EDR Contact: 09/18/2023
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: 02/02/2023
Date Data Arrived at EDR: 02/28/2023
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 24

Source: EPA
Telephone: (214) 665-2200
Last EDR Contact: 05/25/2023
Next Scheduled EDR Contact: 09/11/2023
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: 03/25/2023
Date Data Arrived at EDR: 03/31/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/31/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOCKET HWC: Hazardous Waste Compliance Docket Listing

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

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 05/17/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/04/2023
	Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 11/09/2021	Source: Department of Defense
Date Data Arrived at EDR: 10/20/2022	Telephone: 703-704-1564
Date Made Active in Reports: 01/10/2023	Last EDR Contact: 04/27/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 07/24/2023
	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: 02/13/2023	Source: EPA
Date Data Arrived at EDR: 02/14/2023	Telephone: 800-385-6164
Date Made Active in Reports: 04/19/2023	Last EDR Contact: 05/17/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 08/28/2023
	Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 06/07/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/08/2023	Telephone: 703-603-8895
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 06/08/2023
Number of Days to Update: 1	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 03/30/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/30/2023	Telephone: 202-272-0167
Date Made Active in Reports: 04/07/2023	Last EDR Contact: 03/30/2023
Number of Days to Update: 8	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 03/30/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/30/2023	Telephone: 202-272-0167
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 03/30/2023
Number of Days to Update: 71	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 03/30/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/30/2023	Telephone: 202-272-0167
Date Made Active in Reports: 05/02/2023	Last EDR Contact: 03/30/2023
Number of Days to Update: 33	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020	Source: Department of Health & Human Services
Date Data Arrived at EDR: 03/17/2021	Telephone: 202-741-5770
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 04/20/2023
Number of Days to Update: 601	Next Scheduled EDR Contact: 08/07/2023
	Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 03/30/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/30/2023	Telephone: 202-272-0167
Date Made Active in Reports: 05/02/2023	Last EDR Contact: 03/30/2023
Number of Days to Update: 33	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits.

Date of Government Version: 03/30/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/30/2023	Telephone: 202-272-0167
Date Made Active in Reports: 04/07/2023	Last EDR Contact: 03/30/2023
Number of Days to Update: 8	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 03/30/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/30/2023	Telephone: 202-272-0167
Date Made Active in Reports: 04/03/2023	Last EDR Contact: 03/30/2023
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facility's name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 03/30/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/30/2023	Telephone: 202-272-0167
Date Made Active in Reports: 04/03/2023	Last EDR Contact: 03/30/2023
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration's document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 03/30/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/30/2023	Telephone: 202-272-0167
Date Made Active in Reports: 04/03/2023	Last EDR Contact: 03/30/2023
Number of Days to Update: 4	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 04/27/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/27/2023	Telephone: 202-272-0167
Date Made Active in Reports: 05/02/2023	Last EDR Contact: 04/27/2023
Number of Days to Update: 5	Next Scheduled EDR Contact: 07/17/2023
	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: 03/01/2023	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 03/08/2023	Telephone: 512-239-2341
Date Made Active in Reports: 05/31/2023	Last EDR Contact: 05/24/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

AQUEOUS FOAM: AFFF Sites Listing

A list of Aqueous Film Forming Foam (AFFF) sites.

Date of Government Version: 03/06/2023	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 03/15/2023	Telephone: 512-239-1913
Date Made Active in Reports: 06/05/2023	Last EDR Contact: 05/24/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 09/11/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/09/2023
Date Data Arrived at EDR: 03/15/2023
Date Made Active in Reports: 05/31/2023
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2023
Next Scheduled EDR Contact: 09/18/2023
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: 04/03/2023
Date Data Arrived at EDR: 04/06/2023
Date Made Active in Reports: 06/21/2023
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

A listing of asbestos notification site locations.

Date of Government Version: 02/23/2023
Date Data Arrived at EDR: 02/28/2023
Date Made Active in Reports: 05/18/2023
Number of Days to Update: 79

Source: Department of State Health Services
Telephone: 512-834-6787
Last EDR Contact: 05/10/2023
Next Scheduled EDR Contact: 08/28/2023
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: 01/27/2023
Date Data Arrived at EDR: 02/01/2023
Date Made Active in Reports: 04/18/2023
Number of Days to Update: 76

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6624
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Registration Database Listing

A listing of drycleaning facilities.

Date of Government Version: 01/11/2023
Date Data Arrived at EDR: 02/22/2023
Date Made Active in Reports: 05/16/2023
Number of Days to Update: 83

Source: Texas Commission on Environmental Quality
Telephone: 512-239-2160
Last EDR Contact: 05/24/2023
Next Scheduled EDR Contact: 09/04/2023
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: 03/31/2023
Date Data Arrived at EDR: 03/31/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 3

Source: Texas Commission on Environmental Quality, Austin Region
Telephone: 512-339-2929
Last EDR Contact: 06/14/2023
Next Scheduled EDR Contact: 10/02/2023
Data Release Frequency: Varies

ENFORCEMENT: Notice of Violations Listing

A listing of permit violations.

Date of Government Version: 03/17/2023
Date Data Arrived at EDR: 03/29/2023
Date Made Active in Reports: 06/23/2023
Number of Days to Update: 86

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6012
Last EDR Contact: 03/29/2023
Next Scheduled EDR Contact: 07/10/2023
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 1: Financial Assurance Information Listing

Financial assurance information.

Date of Government Version: 03/21/2023
Date Data Arrived at EDR: 03/23/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 11

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6239
Last EDR Contact: 06/14/2023
Next Scheduled EDR Contact: 10/02/2023
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: 03/02/2023
Date Data Arrived at EDR: 03/22/2023
Date Made Active in Reports: 06/07/2023
Number of Days to Update: 77

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0986
Last EDR Contact: 06/20/2023
Next Scheduled EDR Contact: 10/02/2023
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: 12/31/2021
Date Data Arrived at EDR: 08/29/2022
Date Made Active in Reports: 11/16/2022
Number of Days to Update: 79

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5690
Last EDR Contact: 05/25/2023
Next Scheduled EDR Contact: 09/04/2023
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: 03/24/2023
Date Data Arrived at EDR: 03/29/2023
Date Made Active in Reports: 04/03/2023
Number of Days to Update: 5

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5894
Last EDR Contact: 06/22/2023
Next Scheduled EDR Contact: 10/09/2023
Data Release Frequency: Quarterly

LEAD: Lead Inspection Listing

Lead inspection sites

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 75

Source: Department of State Health Services
Telephone: 512-834-6600
Last EDR Contact: 06/01/2023
Next Scheduled EDR Contact: 08/28/2023
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: 12/19/2022
Date Data Arrived at EDR: 01/11/2023
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 72

Source: Texas Commission on Environmental Quality
Telephone: 512-239-0985
Last EDR Contact: 04/12/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MSD: Municipal Settings Designations Database

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

Date of Government Version: 05/11/2023
Date Data Arrived at EDR: 05/11/2023
Date Made Active in Reports: 05/15/2023
Number of Days to Update: 4

Source: Texas Commission on Environmental Quality
Telephone: 512-239-4982
Last EDR Contact: 04/20/2023
Next Scheduled EDR Contact: 08/07/2023
Data Release Frequency: Varies

NPDES: NPDES Facility List

Permitted wastewater outfalls.

Date of Government Version: 01/27/2023
Date Data Arrived at EDR: 01/27/2023
Date Made Active in Reports: 01/30/2023
Number of Days to Update: 3

Source: Texas Commission on Environmental Quality
Telephone: 512-239-4591
Last EDR Contact: 05/10/2023
Next Scheduled EDR Contact: 08/21/2023
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: 05/04/2023
Next Scheduled EDR Contact: 08/21/2023
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: 05/10/2023
Next Scheduled EDR Contact: 08/28/2023
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: 08/09/2022
Date Data Arrived at EDR: 08/10/2022
Date Made Active in Reports: 11/01/2022
Number of Days to Update: 83

Source: Texas Commission on Environmental Quality
Telephone: 512-239-6627
Last EDR Contact: 04/06/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Varies

IHW CORR ACTION: IHW CORR ACTION

Industrial hazardous waste facilities with corrective actions.

Date of Government Version: 03/24/2023
Date Data Arrived at EDR: 03/29/2023
Date Made Active in Reports: 04/04/2023
Number of Days to Update: 6

Source: Texas Commission on Environmental Quality
Telephone: 512-239-5872
Last EDR Contact: 06/22/2023
Next Scheduled EDR Contact: 10/09/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PST STAGE 2: PST Stage 2

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

Date of Government Version: 07/17/2019	Source: Texas Commission on Environmental Quality
Date Data Arrived at EDR: 07/18/2019	Telephone: 512-239-2160
Date Made Active in Reports: 09/24/2019	Last EDR Contact: 06/14/2023
Number of Days to Update: 68	Next Scheduled EDR Contact: 10/02/2023
	Data Release Frequency: Varies

COMP HIST: Compliance History Listing

A listing of compliance histories of regulated entities

Date of Government Version: 11/21/2022	Source: Txas Commission on Environmental Quality
Date Data Arrived at EDR: 11/22/2022	Telephone: 512-239-3282
Date Made Active in Reports: 02/14/2023	Last EDR Contact: 05/25/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/04/2023
	Data Release Frequency: Varies

PCS: Permit Compliance System

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

Date of Government Version: 07/14/2011	Source: EPA, Office of Water
Date Data Arrived at EDR: 08/05/2011	Telephone: 202-564-2496
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 03/30/2023
Number of Days to Update: 55	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: No Update Planned

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 03/30/2023
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 08/23/2022	Source: USGS
Date Data Arrived at EDR: 11/22/2022	Telephone: 703-648-6533
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 05/25/2023
Number of Days to Update: 98	Next Scheduled EDR Contact: 09/04/2023
	Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 06/07/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/08/2023	Telephone: 202-566-0250
Date Made Active in Reports: 06/09/2023	Last EDR Contact: 06/08/2023
Number of Days to Update: 1	Next Scheduled EDR Contact: 07/17/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

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

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

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

EDR Hist Auto: EDR Exclusive Historical Auto Stations

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

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

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

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

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

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

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

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

RGA LF: Recovered Government Archive Solid Waste Facilities List

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

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

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

COUNTY RECORDS

TRAVIS COUNTY:

HIST UST AUSTIN: Historic Tank Records

A listing of historic records from the City of Austin.

Date of Government Version: 02/27/2023
Date Data Arrived at EDR: 03/01/2023
Date Made Active in Reports: 05/16/2023
Number of Days to Update: 76

Source: Department of Planning & Development Review
Telephone: 512-974-2715
Last EDR Contact: 05/30/2023
Next Scheduled EDR Contact: 09/11/2023
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: 11/16/2022
Date Data Arrived at EDR: 11/16/2022
Date Made Active in Reports: 02/06/2023
Number of Days to Update: 82

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/11/2023
Next Scheduled EDR Contact: 08/21/2023
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: 03/30/2023
Next Scheduled EDR Contact: 07/17/2023
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NY MANIFEST: Facility and Manifest Data

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

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/27/2023
Next Scheduled EDR Contact: 08/07/2023
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: 04/06/2023
Next Scheduled EDR Contact: 07/24/2023
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/10/2022
Next Scheduled EDR Contact: 08/28/2023
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: 04/06/2023
Next Scheduled EDR Contact: 07/24/2023
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: 06/01/2023
Next Scheduled EDR Contact: 09/18/2023
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

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

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

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

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

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

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

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

Daycare Centers: Child Care Facility List

Source: Department of Protective & Regulatory Services

Telephone: 512-438-3269

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

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 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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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LIBERTY HILL 0.851 TRACT WITH COT
12360 WEST STATE HIGHWAY 29
LIBERTY HILL, TX 78642

TARGET PROPERTY COORDINATES

Latitude (North):	30.659553 - 30° 39' 34.39"
Longitude (West):	97.890931 - 97° 53' 27.35"
Universal Tranverse Mercator:	Zone 14
UTM X (Meters):	606258.1
UTM Y (Meters):	3392214.8
Elevation:	1009 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12699785 LIBERTY HILL, TX
Version Date:	2019
Northeast Map:	12699781 LEANDER NE, TX
Version Date:	2019

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

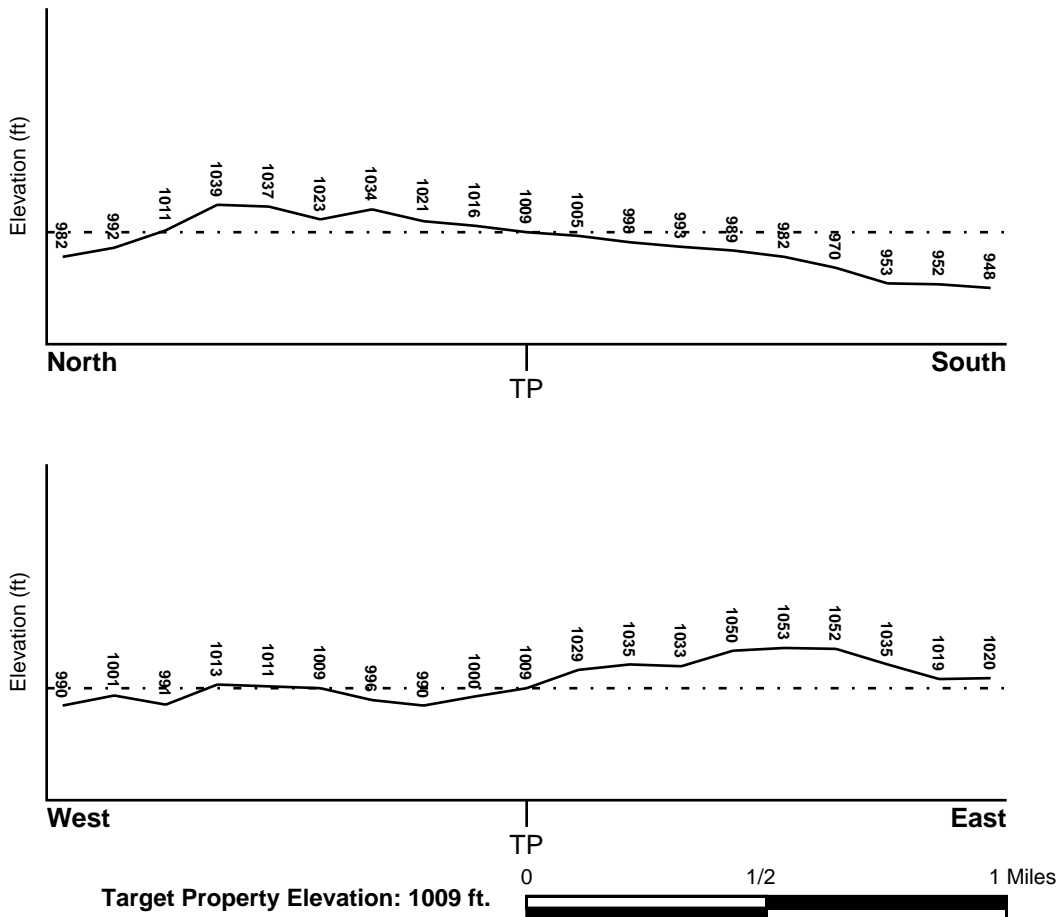
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
48491C0250E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
48491C0275E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

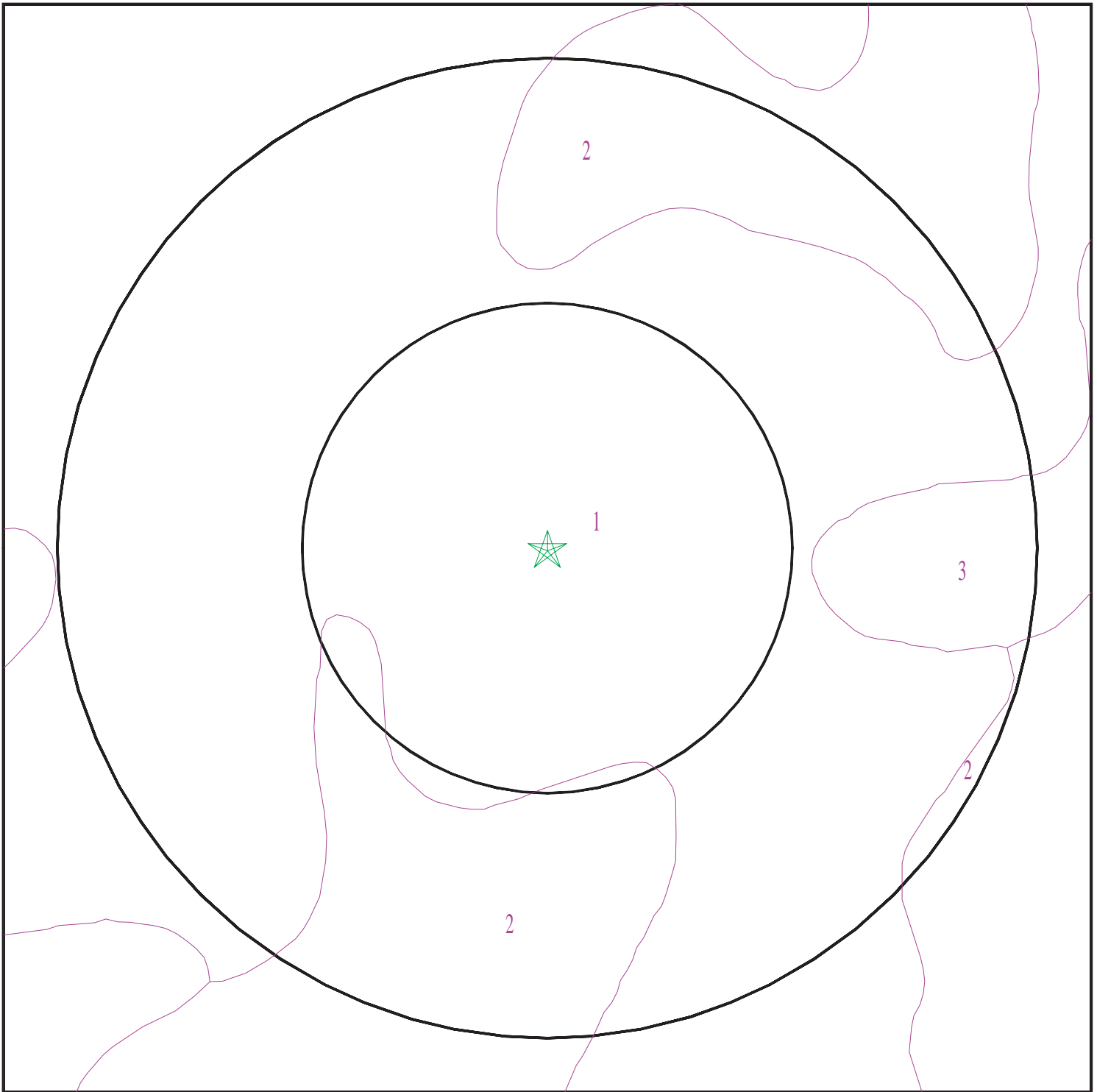
Era: Mesozoic
System: Cretaceous
Series: Fredericksburg Group
Code: IK2 (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

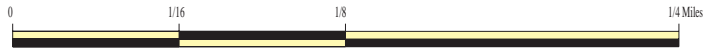
Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7375072.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Liberty Hill 0.851 Tract With COT
ADDRESS: 12360 West State Highway 29
Liberty Hill TX 78642
LAT/LONG: 30.659553 / 97.890931

CLIENT: ECS Southwest, LLP
CONTACT: Michael Delalio
INQUIRY #: 7375072.2s
DATE: June 27, 2023 9:38 am

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Doss

Soil Surface Texture: silty clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	18 inches	silty clay	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:
2	18 inches	35 inches	bedrock	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:

Soil Map ID: 2

Soil Component Name: Denton

Soil Surface Texture: silty clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 91 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	18 inches	silty clay	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:
2	18 inches	33 inches	silty clay	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:
3	33 inches	35 inches	gravelly silty clay loam	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:
4	35 inches	38 inches	bedrock	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:

Soil Map ID: 3

Soil Component Name: Eckrant

Soil Surface Texture: cobbly clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 28 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	cobbly clay	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
2	3 inches	11 inches	very cobbly clay	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:
3	11 inches	16 inches	bedrock	Not reported	Not reported	Max: 14 Min: 0.42	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

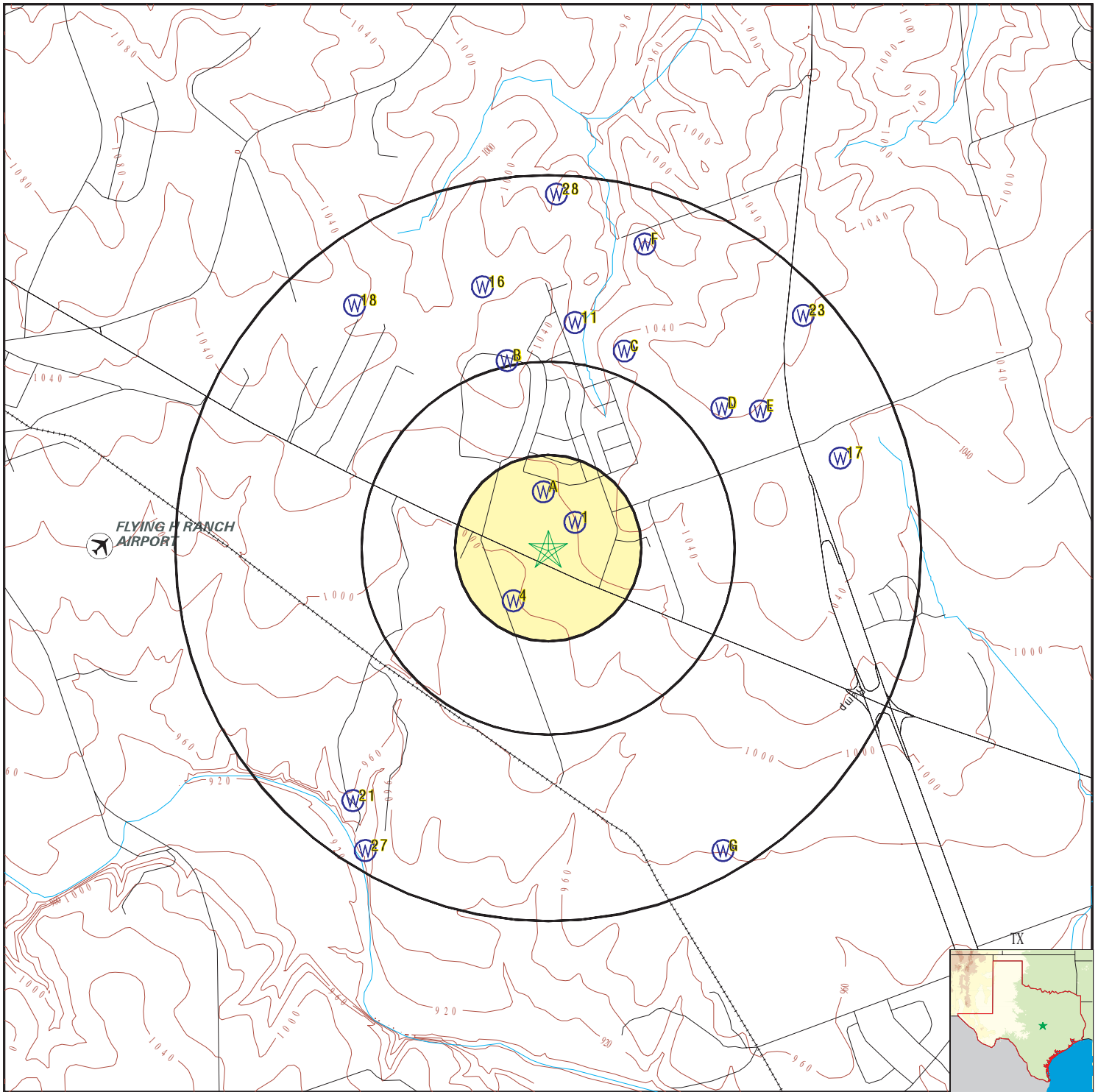
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	TXMON6000240615	0 - 1/8 Mile NE
A2	TXEQ70000024466	1/8 - 1/4 Mile North
A3	TXMON6000482047	1/8 - 1/4 Mile North

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

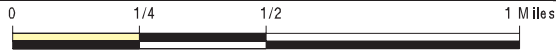
MAP ID	WELL ID	LOCATION FROM TP
4	TXMON6000301251	1/8 - 1/4 Mile SSW
B5	TXWDB8000109781	1/4 - 1/2 Mile NNW
B6	TXMON6000181309	1/2 - 1 Mile NNW
B7	TXDOL2000165906	1/2 - 1 Mile NNW
C8	TXPLU6000050001	1/2 - 1 Mile NNE
C9	TXPLU6000050000	1/2 - 1 Mile NNE
D10	TXMON6000559687	1/2 - 1 Mile NE
11	TXPLU6000069249	1/2 - 1 Mile North
D12	TXMON6000273651	1/2 - 1 Mile NE
E13	TXMON6000559667	1/2 - 1 Mile NE
E14	TXDOL2000166608	1/2 - 1 Mile ENE
E15	TXMON6000071809	1/2 - 1 Mile ENE
16	TXWDB8000113929	1/2 - 1 Mile NNW
17	TXMON6000497728	1/2 - 1 Mile ENE
18	TXMON6000470457	1/2 - 1 Mile NW
F19	TXMON6000028850	1/2 - 1 Mile NNE
F20	TXDOL2000166796	1/2 - 1 Mile NNE
21	TXMON6000406264	1/2 - 1 Mile SW
F22	TXMON6000261152	1/2 - 1 Mile NNE
23	TXMON6000544222	1/2 - 1 Mile NE
G24	TXDOL2000166684	1/2 - 1 Mile SSE
G25	TXMON6000249412	1/2 - 1 Mile SSE
G26	TXMON6000049887	1/2 - 1 Mile SSE
27	TXMON6000448802	1/2 - 1 Mile SSW
28	TXMON6000297487	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 7375072.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil or gas wells



SITE NAME: Liberty Hill 0.851 Tract With COT
 ADDRESS: 12360 West State Highway 29
 Liberty Hill TX 78642
 LAT/LONG: 30.659553 / 97.890931

CLIENT: ECS Southwest, LLP
 CONTACT: Michael Delalio
 INQUIRY #: 7375072.2s
 DATE: June 27, 2023 9:38 am

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
NE
0 - 1/8 Mile
Higher

TX WELLS TXMON6000240615

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	244340	Borehole Depth (ft):	565
Proposed Use:	Irrigation	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

A2
North
1/8 - 1/4 Mile
Higher

TX WELLS TXEQ70000024466

Database:	Public Water Supply Sources Databases	Water Source:	G2460013F
PWS ID:	2460013	Elevation:	0
Locating Agency:	TCEQ		

Construction Information:

Record #:	1	Well Interval:	ANNULAR CEMENT
Top Depth (ft):	0	Bottom Depth (ft):	442
Casing Above Surface:	Not Reported	Diameter (in):	0
Type of Well Opening:	Not Reported	Casing Material:	Not Reported
Opening Material:	Not Reported	Opening Length (ft):	Not Reported
Opening Method:	Not Reported	Packer Material:	Not Reported

Construction Information:

Record #:	2	Well Interval:	CASING
Top Depth (ft):	0	Bottom Depth (ft):	442
Casing Above Surface:	Not Reported	Diameter (in):	6
Type of Well Opening:	Not Reported	Casing Material:	STEEL
Opening Material:	Not Reported	Opening Length (ft):	Not Reported
Opening Method:	Not Reported	Packer Material:	Not Reported

Construction Information:

Record #:	3	Well Interval:	WELL OPENINGS
Top Depth (ft):	442	Bottom Depth (ft):	527
Casing Above Surface:	Not Reported	Diameter (in):	6
Type of Well Opening:	SCREEN - TYPE NOT KNOWN	Casing Material:	Not Reported
Opening Material:	STAINLESS STEEL	Opening Length (ft):	Not Reported
Opening Method:	Not Reported	Packer Material:	Not Reported

A3
North
1/8 - 1/4 Mile
Higher

TX WELLS TXMON6000482047

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	495542		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Proposed Use:	Irrigation	Borehole Depth (ft):	575
Injurious Water Quality:	no	Plugging Rpt #:	Not Reported

**4
SSW
1/8 - 1/4 Mile
Lower**

TX WELLS TXMON6000301251

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	305841	Borehole Depth (ft):	547
Proposed Use:	Public Supply	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

**B5
NNW
1/4 - 1/2 Mile
Higher**

TX WELLS TXWDB8000109781

Database:	Groundwater Database	Well #:	5817902
Primary Water Use:	Unused	Elevation (ft):	1045
Well Depth (ft):	740	Observation Type:	TWDB Current Observation Well
Water Quality Review:	Yes	Aquifer:	217HSTN - Hosston Formation
Well Type:	Withdrawal of Water		

**B6
NNW
1/2 - 1 Mile
Higher**

TX WELLS TXMON6000181309

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	184293	Borehole Depth (ft):	600
Proposed Use:	Irrigation	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

**B7
NNW
1/2 - 1 Mile
Higher**

TX WELLS TXDOL2000165906

Database:	Well Report Database	Fid:	165905
Rec id:	165899	Edr site i:	184293
Owner:	Buffington Capital Holdings	Ownerwell:	StonewallRanch3
Address:	3600 Capital of Tx Hwy, B170, Austin , TX 78746		
Grid:	58-17-6		
Waddress:	Stonewall Ranch-Phase 3, Liberty Hill , TX 78642		
Lat:	30 40 02 N	County:	Williamson
Long:	097 53 34 W	Elevation:	1001 ft.
Gpsused:	Magellan Explorist 100	Typeofwork:	New Well
Propuse:	Irrigation	Sdate:	Not Reported
Completedd:	Not Reported	Diameter:	8 in From Surface To 600 ft
Dmethod:	Air Rotary	Bcompleteio:	Straight Wall
Packedfrom:	Not Reported	Packsizes:	Not Reported
Finterval:	From 0 ft to 100 ft with 16PORTLD2HP6BEN (#sacks and material)		
Sinterval:	From 350 ft to 360 ft with 1BENSEAL (#sacks and material)		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Tinterval:	No Data	Usedmethod:	Pressure Grout
Cementedby:	Whisenant & Lyle Water Services Inc	Contaminat:	No Data
Propertyli:	45 ft	Verrimetho:	Measured
Varriance:	No Data	Surface:	Surface Slab Installed
Staticleve:	422 ft. below land surface on 5/22/2009		
Flow:	No Data	Packers:	6MIL POLY 100
Cementinwe:	No Data	Typepump:	Submersible
Pumpbowl:	500 ft	Welltests:	Jetted
Yield:	20+ GPM with (No Data) ft drawdown after (No Data) hours		
Watertype:	Good	Stratadept:	500-600 ft.
Chemicalma:	No	Undesirabl:	No
Companynam:	Whisenant & Lyle Water Services Inc	Companyadd:	P.O. Box 525
Ccitystate:	Dripping Springs , TX 78620	Licensenum:	54813
Wsignature:	Martin D. Lingle	Dsignature:	No Data
Regnum:	No Data	Comments:	no data
Site id:	TXDOL2000165906		

C8
NNE
1/2 - 1 Mile
Higher

TX WELLS TXPLU6000050001

Database:	Submitted Drillers Reports Database (Plugged)		
Well Report #:	Not Reported	Plugging Rpt #:	82799
Well Type:	Withdrawal of Water	Borehole Depth (ft):	343

C9
NNE
1/2 - 1 Mile
Higher

TX WELLS TXPLU6000050000

Database:	Submitted Drillers Reports Database (Plugged)		
Well Report #:	Not Reported	Plugging Rpt #:	82798
Well Type:	Withdrawal of Water	Borehole Depth (ft):	500

D10
NE
1/2 - 1 Mile
Higher

TX WELLS TXMON6000559687

Database:	Submitted Drillers Reports Database		
Well Report #:	576297	Well Type:	New Well
Proposed Use:	Industrial	Borehole Depth (ft):	620
Injurious Water Quality:	no	Plugging Rpt #:	Not Reported

11
North
1/2 - 1 Mile
Higher

TX WELLS TXPLU6000069249

Database:	Submitted Drillers Reports Database (Plugged)		
Well Report #:	Not Reported	Plugging Rpt #:	30216
Well Type:	Withdrawal of Water	Borehole Depth (ft):	600

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

D12
NE
1/2 - 1 Mile
Higher

TX WELLS TXMON6000273651

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	277836	Borehole Depth (ft):	620
Proposed Use:	Domestic	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

E13
NE
1/2 - 1 Mile
Higher

TX WELLS TXMON6000559667

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	576288	Borehole Depth (ft):	620
Proposed Use:	Domestic	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

E14
ENE
1/2 - 1 Mile
Higher

TX WELLS TXDOL2000166608

Database:	Well Report Database	Fid:	166607
Rec id:	166601	Edr site i:	73130
Owner:	4 STAR AUTOMOTIVE	Ownerwell:	1
Address:	925 North 183, LIBERTY HILL , TX 78642	Waddress:	925 N 183, LIBERTY HILL , TX 78642
Grid:	58-17-9	County:	Williamson
Lat:	30 39 53 N	Elevation:	1035 ft.
Long:	097 52 52 W	Typeofwork:	New Well
Gpsused:	GarminV	Sdate:	Not Reported
Propuse:	Domestic	Diameter:	8 in From Surface To 56 ft
Completedd:	Not Reported	Bcompleteio:	Straight Wall
Dmethod:	Air Hammer	Packsiz:	Not Reported
Packedfrom:	Not Reported	Finterval:	From 0 ft to 20 ft with 4 CEMENT (#sacks and material)
Sinterval:	No Data	Tinterval:	No Data
Usedmethod:	POURED SLURRY	Cementedby:	Clifford Bohannon
Contaminat:	168 ft	Propertyli:	84 ft
Verrimetho:	measuring wheel	Varriance:	No Data
Surface:	Surface Sleeve Installed	Staticleve:	361 ft. below land surface on 11/9/2005
Flow:	No Data	Packers:	RUBBER 20
Cementinwe:	Not Reported	Typepump:	Submersible
Pumpbowl:	(No Data) ft	Welltests:	Estimated
Yield:	30 GPM with (No Data) ft drawdown after (No Data) hours	Stratadep:	No Data
Watertype:	No Data	Undesirabl:	No
Chemicalma:	No	Companyadd:	309 Frazier St.
Companynam:	Highland Drilling Inc.	Licensenum:	4386
Ccitystate:	Tow , TX 78672	Dsignature:	No Data
Wsignature:	Clifford Bohannon	Comments:	no data
Regnum:	No Data		
Site id:	TXDOL2000166608		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

E15
ENE
1/2 - 1 Mile
Higher

TX WELLS TXMON6000071809

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	73130	Borehole Depth (ft):	56
Proposed Use:	Domestic	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

16
NNW
1/2 - 1 Mile
Higher

TX WELLS TXWDB8000113929

Database:	Groundwater Database	Well #:	5817606
Primary Water Use:	Public Supply	Elevation (ft):	1035
Well Depth (ft):	604	Observation Type:	Miscellaneous Measurements
Water Quality Review:	No	Aquifer:	217HSTN - Hosston Formation
Well Type:	Withdrawal of Water		

17
ENE
1/2 - 1 Mile
Higher

TX WELLS TXMON6000497728

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	512455	Borehole Depth (ft):	630
Proposed Use:	Industrial	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

18
NW
1/2 - 1 Mile
Higher

TX WELLS TXMON6000470457

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	483014	Borehole Depth (ft):	610
Proposed Use:	Domestic	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

F19
NNE
1/2 - 1 Mile
Higher

TX WELLS TXMON6000028850

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	29778	Borehole Depth (ft):	600
Proposed Use:	Domestic	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

F20
NNE
1/2 - 1 Mile
Higher

TX WELLS TXDOL2000166796

Database:	Well Report Database	Fid:	166795
Rec id:	166795	Edr site i:	29778
Owner:	Larry Dayhoff	Ownerwell:	No Data
Address:	1497 North Hwy 183, Leander , TX 78641		
Grid:	58-17-6	Waddress:	1497 North Hwy 183, Leander , TX 78641
Lat:	30 40 16 N	County:	Williamson
Long:	097 53 12 W	Elevation:	887 ft.
Gpsused:	garmin	Typeofwork:	New Well
Propuse:	Domestic	Sdate:	Not Reported
Completedd:	Not Reported	Diameter:	7-7/8 in From Surface To 20 ft
Dmethod:	Air Rotary	Bcompleto:	Straight Wall
Packedfrom:	Not Reported	Packsiz:	Not Reported
Finterval:	From 0 ft to 30 ft with 9 (#sacks and material)		
Sinterval:	No Data	Tinterval:	No Data
Usedmethod:	gravity	Cementedby:	ADC
Contaminat:	No Data	Propertyli:	No Data
Verrimetho:	No Data	Varriance:	No Data
Surface:	Surface Sleeve Installed	Staticleve:	344 ft. below land surface on 11/21/2003
Flow:	No Data	Packers:	Neoprene/Burlap 30, 120 & 440
Cementinwe:	No Data	Typepump:	Submersible
Pumpbowl:	500 ft	Welltests:	Estimated
Yield:	30 GPM with (No Data) ft drawdown after (No Data) hours		
Watertype:	trinity	Stratadept:	440-600 ft.
Chemicalma:	No	Undesirabl:	No
Companynam:	Associated Drilling Company	Companyadd:	P.O. Box 1060
Ccitystate:	Manchaca , TX 78652	Licensenum:	1955
Wsignature:	Byron Benoit	Dsignature:	No Data
Regnum:	No Data	Comments:	no data
Site id:	TXDOL2000166796		

21
SW
1/2 - 1 Mile
Lower

TX WELLS TXMON6000406264

Database:	Submitted Drillers Reports Database		
Well Report #:	413071	Well Type:	New Well
Proposed Use:	Domestic	Borehole Depth (ft):	520
Injurious Water Quality:	no	Plugging Rpt #:	Not Reported

F22
NNE
1/2 - 1 Mile
Lower

TX WELLS TXMON6000261152

Database:	Submitted Drillers Reports Database		
Well Report #:	265187	Well Type:	New Well
Proposed Use:	Domestic	Borehole Depth (ft):	565
Injurious Water Quality:	no	Plugging Rpt #:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

23
NE
1/2 - 1 Mile
Higher

TX WELLS TXMON6000544222

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	560816	Borehole Depth (ft):	630
Proposed Use:	Domestic	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

G24
SSE
1/2 - 1 Mile
Lower

TX WELLS TXDOL2000166684

Database:	Well Report Database	Fid:	166683
Rec id:	166678	Edr site i:	50974
Owner:	Capitol Aggregates	Ownerwell:	No Data
Address:	P. O. Box 6230, Austin , TX 78762	Grid:	58-17-9
Waddress:	11729 W. Highway 29, Liberty Hill , TX 78642		
Lat:	30 38 52 N	County:	Williamson
Long:	097 52 59 W	Elevation:	No Data
Gpsused:	No Data	Typeofwork:	New Well
Propuse:	Industrial	Sdate:	Not Reported
Completedd:	Not Reported	Diameter:	10 in From Surface To 20 ft
Dmethod:	Air Hammer	Bcompleteio:	Straight Wall
Packedfrom:	Not Reported	Packsizes:	Not Reported
Finterval:	Not Reported		
Sinterval:	No Data	Tinterval:	No Data
Usedmethod:	Hand Poured	Cementedby:	Tom Arnold Drilling
Contaminat:	900 ft	Propertyli:	No Data
Verrimetho:	Tape Measure	Varriance:	No Data
Surface:	Surface Sleeve Installed	Staticleve:	313 ft. below land surface on 1/5/2004
Flow:	No Data	Packers:	Shale Catcher 480
Cementinwe:	No Data	Typepump:	Submersible
Pumpbowl:	462 ft	Welltests:	Estimated
Yield:	100 GPM with (No Data) ft drawdown after (No Data) hours		
Watertype:	No Data	Stratadept:	No Data
Chemicalma:	No	Undesirabl:	No
Companynam:	Tom Arnold Drilling	Companyadd:	1147 CR 170
Ccitystate:	Round Rock , TX 78664	Licensenum:	2096
Wsignature:	Tommy Arnold	Dsignature:	No Data
Regnum:	No Data	Comments:	\$dfs
Site id:	TXDOL2000166684		

G25
SSE
1/2 - 1 Mile
Lower

TX WELLS TXMON6000249412

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	253295	Borehole Depth (ft):	545
Proposed Use:	Industrial	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

G26
SSE
1/2 - 1 Mile
Lower

TX WELLS TXMON6000049887

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	50974	Borehole Depth (ft):	545
Proposed Use:	Industrial	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

27
SSW
1/2 - 1 Mile
Lower

TX WELLS TXMON6000448802

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	460477	Borehole Depth (ft):	485
Proposed Use:	Domestic	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

28
North
1/2 - 1 Mile
Lower

TX WELLS TXMON6000297487

Database:	Submitted Drillers Reports Database	Well Type:	New Well
Well Report #:	302042	Borehole Depth (ft):	565
Proposed Use:	Domestic	Plugging Rpt #:	Not Reported
Injurious Water Quality:	no		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: TX Radon

Radon Test Results

County	Mean	Total Sites	%>4 pCi/L	%>20 pCi/L	Min pCi/L	Max pCi/L
WILLIAMSON	1.3	41	2.4	.0	<.5	6.4

Federal EPA Radon Zone for WILLIAMSON County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
- : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
- : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for WILLIAMSON COUNTY, TX

Number of sites tested: 38

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.395 pCi/L	97%	3%	0%
Living Area - 2nd Floor	0.600 pCi/L	100%	0%	0%
Basement	0.700 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

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, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Texas General Land Office

Telephone: 512-463-0745

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Public Water Supply Sources Databases

Source: Texas Commission on Environmental Quality

Telephone: 512-239-6199

Locations of public drinking water sources maintained by the TCEQ.

Groundwater Database

Source: Texas Water Development Board

Telephone: 512-936-0837

Well Report Database

Source: Department of Licensing and Regulation

Telephone: 512-936-0833

Water Well Database

Source: Harris-Galveston Coastal Subsidence District

Telephone: 281-486-1105

Brackish Resources Aquifer Characterization System Database

Source: Texas Water Development Board

WDB's Brackish Resources Aquifer Characterization System (BRACS) was designed to map and characterize the brackish aquifers of Texas in greater detail than previous studies. The information is contained in the BRACS Database and project data are summarized in a project report with companion geographic information system data files.

Submitted Driller's Reports Database

Source: Texas Water Development Board

Telephone: 512-936-0833

The Submitted Driller's Report Database is populated from the online Texas Well Report Submission and Retrieval System which is a cooperative Texas Department of Licensing and Regulation (TDLR) and Texas Water Development Board (TWDB) application that registered water-well drillers use to submit their required reports.

OTHER STATE DATABASE INFORMATION

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Texas Oil and Gas Wells

Source: Texas Railroad Commission
Telephone: 512-463-6882
Oil and gas well locations.

RADON

State Database: TX Radon

Source: Department of Health
Telephone: 512-834-6688
Rinal Report of the Texas Indoor Radon Survey

Area Radon Information

Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Appendix IV: Historical Research Documentation



Liberty Hill 0.851 Tract With COT

12360 West State Highway 29

Liberty Hill, TX 78642

Inquiry Number: 7375072.8

June 27, 2023

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

06/27/23

Site Name:

Liberty Hill 0.851 Tract With CC
12360 West State Highway 29
Liberty Hill, TX 78642
EDR Inquiry # 7375072.8

Client Name:

ECS Southwest, LLP
3033 Kellway Drive Suite 110
Carrollton, TX 75006-0000
Contact: Michael Delalio



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1996	1"=500'	Acquisition Date: January 07, 1996	USGS/DOQQ
1988	1"=500'	Flight Date: July 22, 1988	TXDOT
1981	1"=500'	Flight Date: September 17, 1981	NAPP
1972	1"=500'	Flight Date: January 23, 1972	USDA
1962	1"=500'	Flight Date: February 09, 1962	USGS
1951	1"=500'	Flight Date: January 18, 1951	USDA
1941	1"=500'	Flight Date: December 28, 1941	USDA

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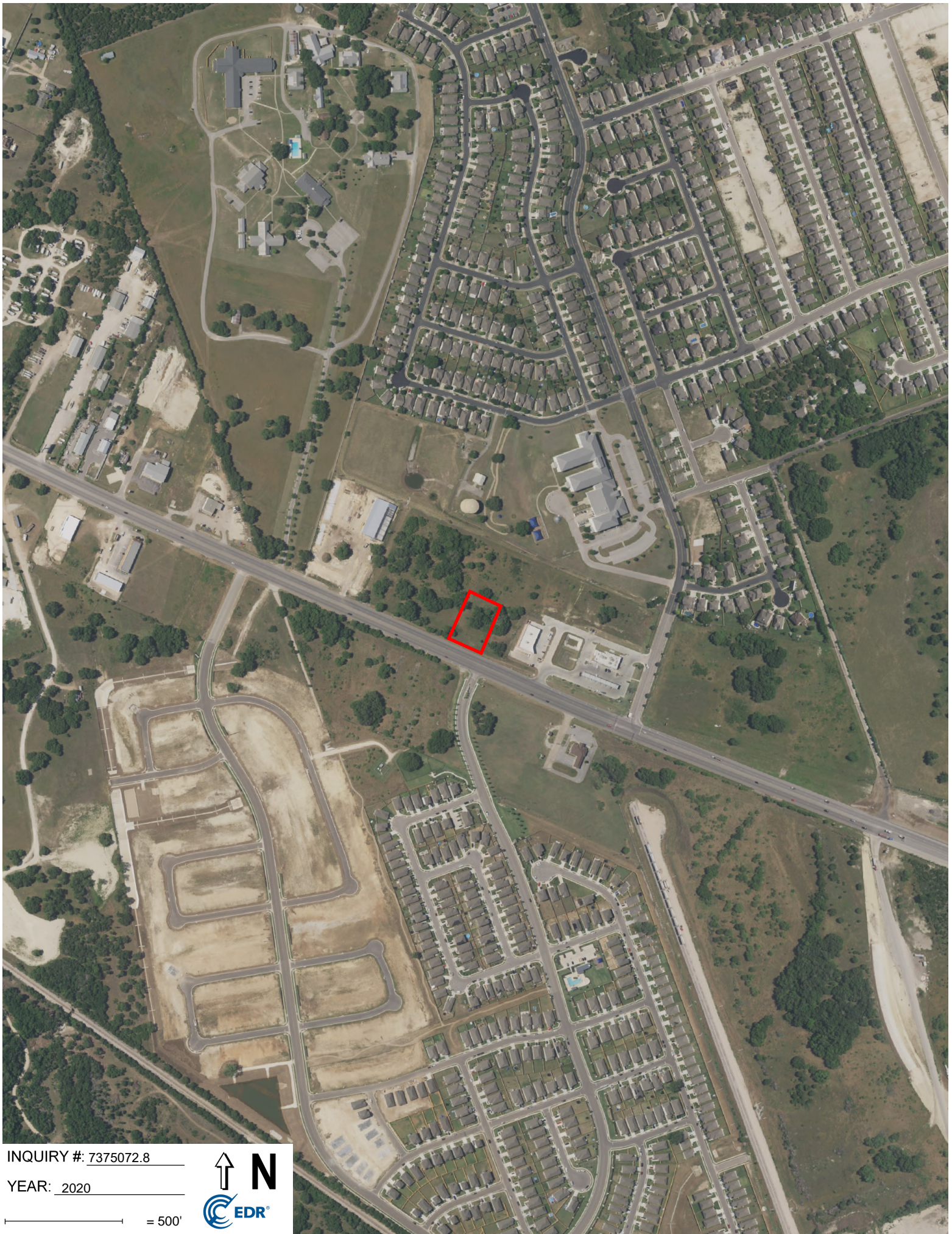
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INQUIRY #: 7375072.8

YEAR: 2020

— = 500'





INQUIRY #: 7375072.8

YEAR: 2016

— = 500'





INQUIRY #: 7375072.8

YEAR: 2012

— = 500'





INQUIRY #: 7375072.8

YEAR: 2008

— = 500'





INQUIRY #: 7375072.8

YEAR: 2005

— = 500'





INQUIRY #: 7375072.8

YEAR: 1996

— = 500'





INQUIRY #: 7375072.8

YEAR: 1988

— = 500'





INQUIRY #: 7375072.8

YEAR: 1981

— = 500'





INQUIRY #: 7375072.8

YEAR: 1972

— = 500'





INQUIRY #: 7375072.8

YEAR: 1962

— = 500'

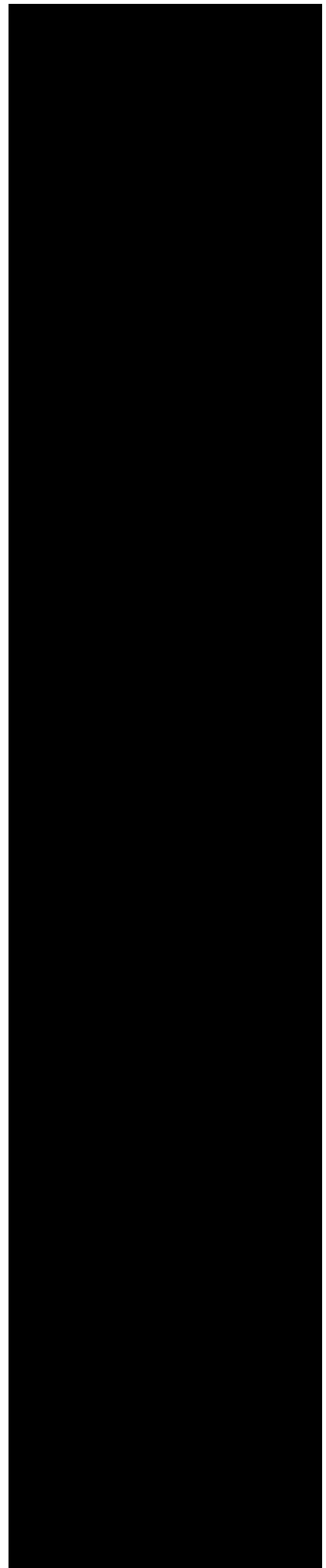




INQUIRY #: 7375072.8

YEAR: 1951

— = 500'





INQUIRY #: 7375072.8

YEAR: 1941

— = 500'



Liberty Hill 0.851 Tract With COT

12360 West State Highway 29

Liberty Hill, TX 78642

Inquiry Number: 7375072.3

June 27, 2023

Certified Sanborn® Map Report



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Shelton, CT 06484
Toll Free: 800.352.0050
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Certified Sanborn® Map Report

06/27/23

Site Name:

Liberty Hill 0.851 Tract With CC
12360 West State Highway 29
Liberty Hill, TX 78642
EDR Inquiry # 7375072.3

Client Name:

ECS Southwest, LLP
3033 Kellway Drive Suite 110
Carrollton, TX 75006-0000
Contact: Michael Delalio



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Certified Sanborn Results:

Certification # FFD2-486F-845B
PO # 51-3598
Project Liberty Hill 0.871 Acre Tract

UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: FFD2-486F-845B

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- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Liberty Hill 0.851 Tract With COT

12360 West State Highway 29

Liberty Hill, TX 78642

Inquiry Number: 7375072.4

June 27, 2023

EDR Historical Topo Map Report

with QuadMatch™



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www.edrnet.com

EDR Historical Topo Map Report

06/27/23

Site Name:

Liberty Hill 0.851 Tract With CC
12360 West State Highway 29
Liberty Hill, TX 78642
EDR Inquiry # 7375072.4

Client Name:

ECS Southwest, LLP
3033 Kellway Drive Suite 110
Carrollton, TX 75006-0000
Contact: Michael Delalio



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by ECS Southwest, LLP were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	51-3598	Latitude:	30.659553 30° 39' 34" North
Project:	Liberty Hill 0.871 Acre Tract	Longitude:	-97.890931 -97° 53' 27" West
		UTM Zone:	Zone 14 North
		UTM X Meters:	606255.94
		UTM Y Meters:	3392397.30
		Elevation:	1008.78' above sea level

Maps Provided:

2019
2016
2013
1976, 1979
1962
1893

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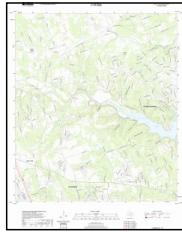
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2019 Source Sheets

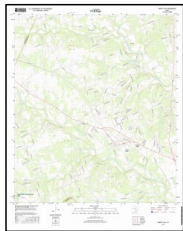


Liberty Hill
2019
7.5-minute, 24000

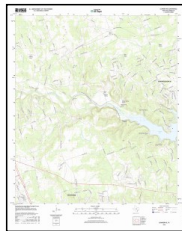


Leander NE
2019
7.5-minute, 24000

2016 Source Sheets

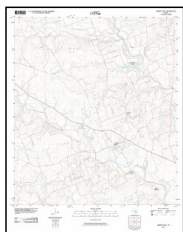


Liberty Hill
2016
7.5-minute, 24000

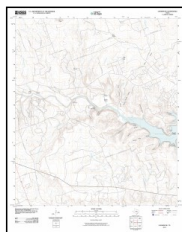


Leander NE
2016
7.5-minute, 24000

2013 Source Sheets



Liberty Hill
2013
7.5-minute, 24000



Leander NE
2013
7.5-minute, 24000

1976, 1979 Source Sheets



Leander NE
1976
7.5-minute, 24000
Aerial Photo Revised 1962



Liberty Hill
1979
7.5-minute, 24000
Aerial Photo Revised 1976

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1962 Source Sheets

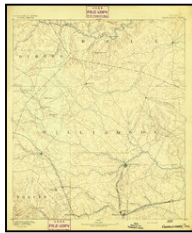


Leander NE
1962
7.5-minute, 24000
Aerial Photo Revised 1962

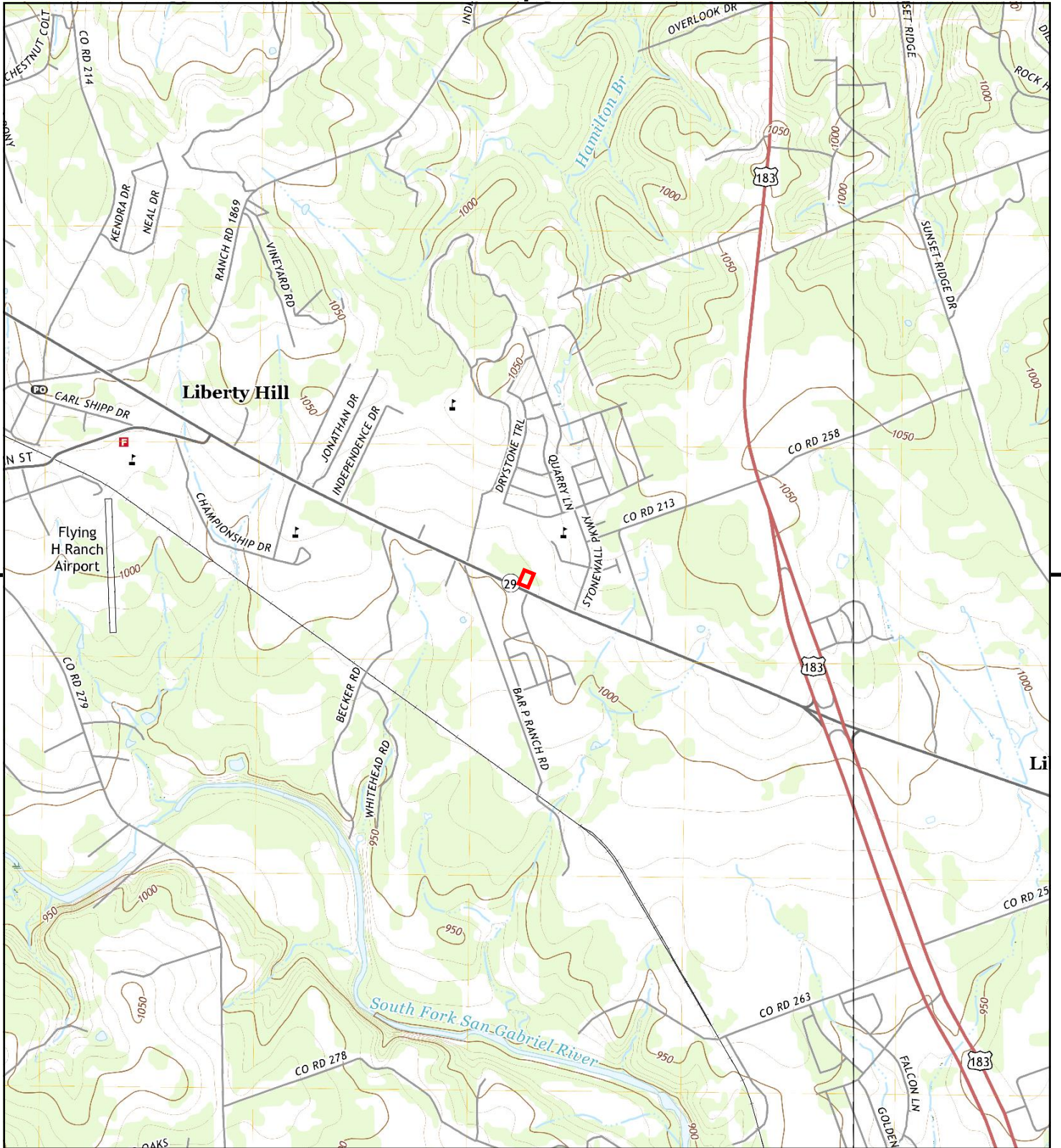


Liberty Hill
1962
7.5-minute, 24000
Aerial Photo Revised 1962

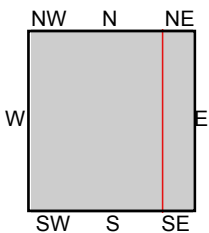
1893 Source Sheets



Georgetown
1893
30-minute, 125000



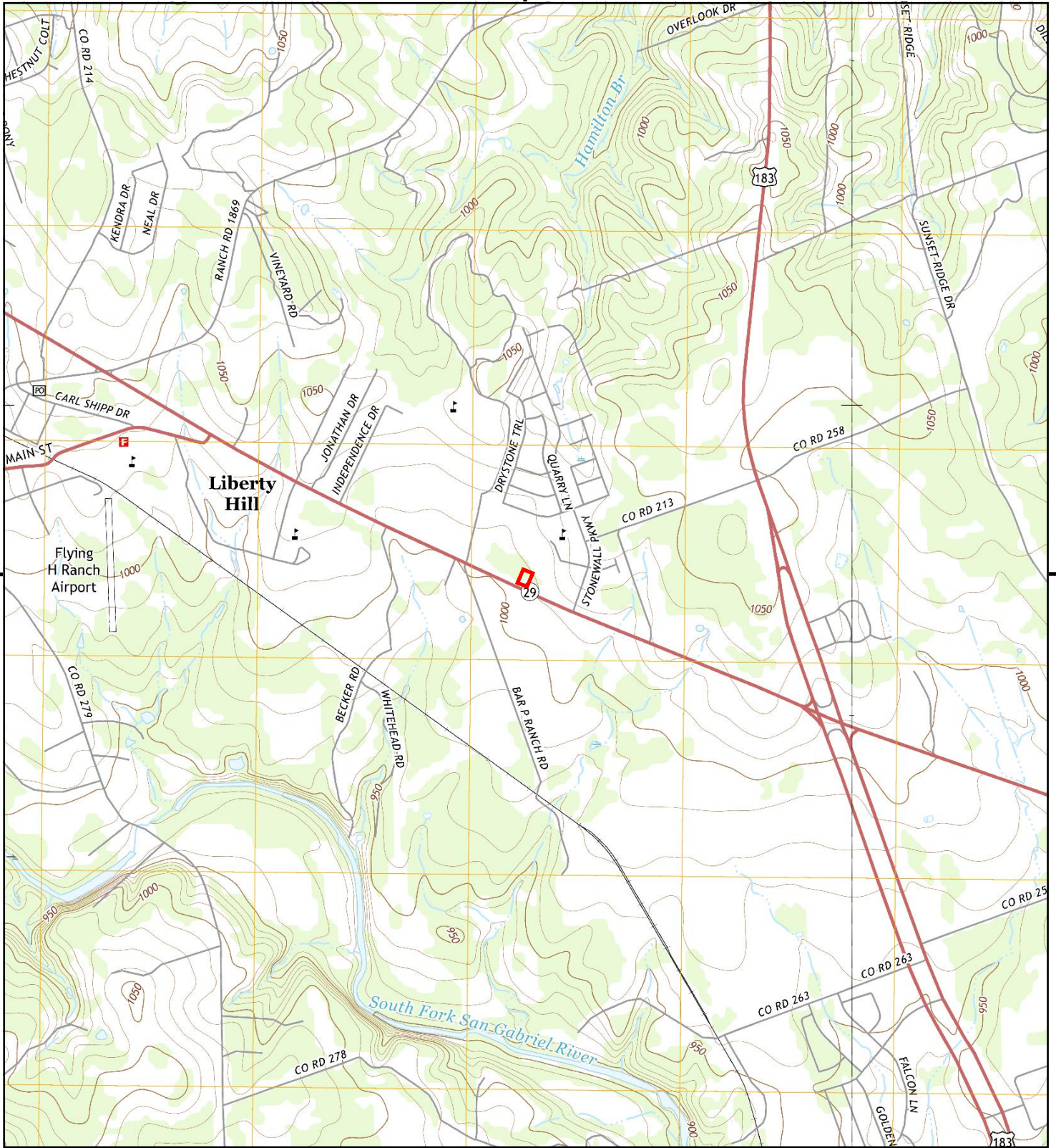
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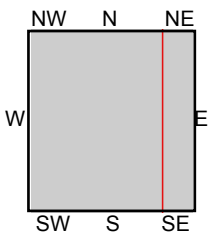
TP, Liberty Hill, 2019, 7.5-minute
NE, Leander NE, 2019, 7.5-minute

SITE NAME: Liberty Hill 0.851 Tract With COT
ADDRESS: 12360 West State Highway 29
Liberty Hill, TX 78642
CLIENT: ECS Southwest, LLP





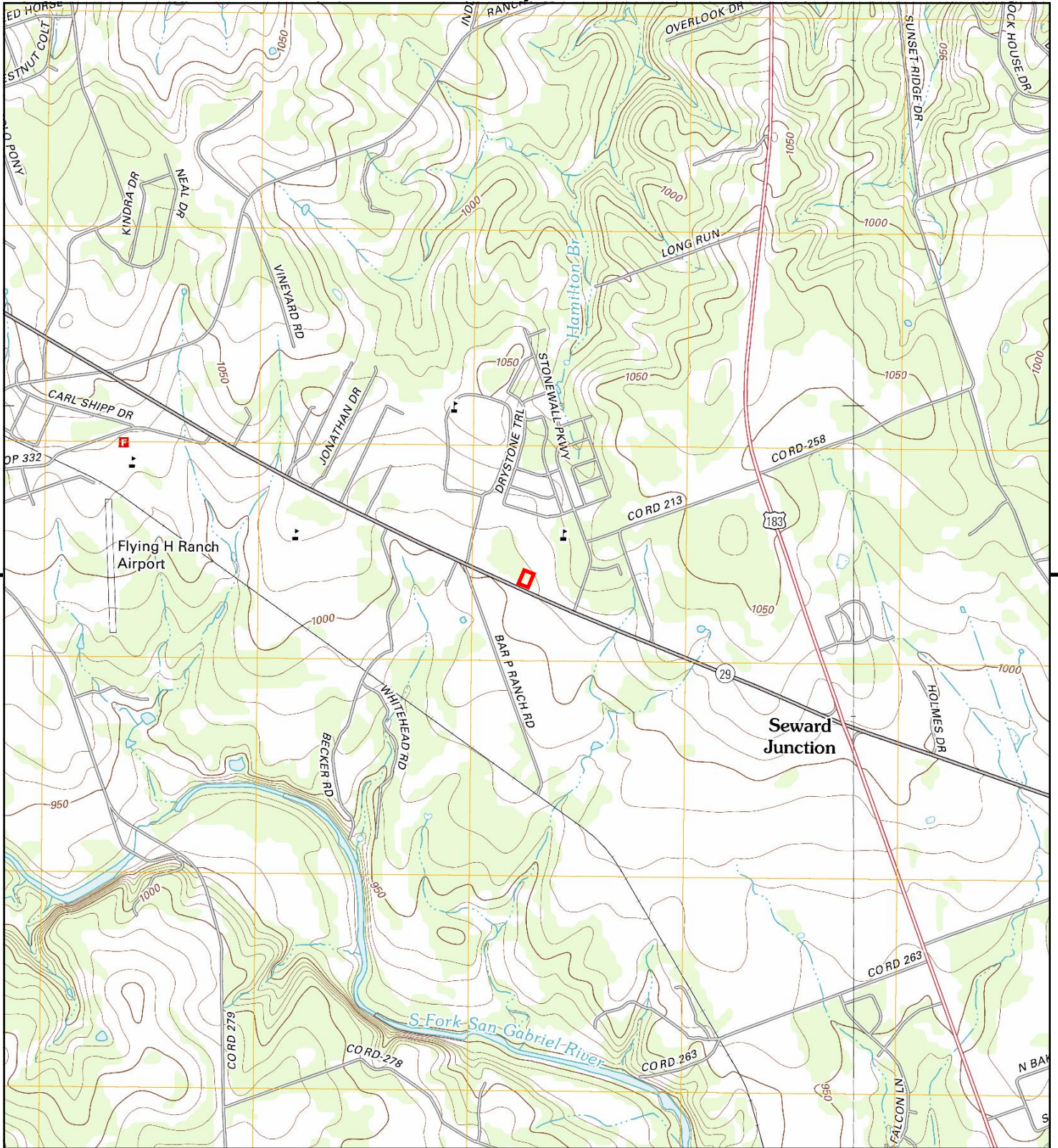
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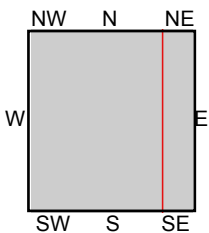
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SITE NAME: Liberty Hill 0.851 Tract With COT
ADDRESS: 12360 West State Highway 29
 Liberty Hill, TX 78642
CLIENT: ECS Southwest, LLP





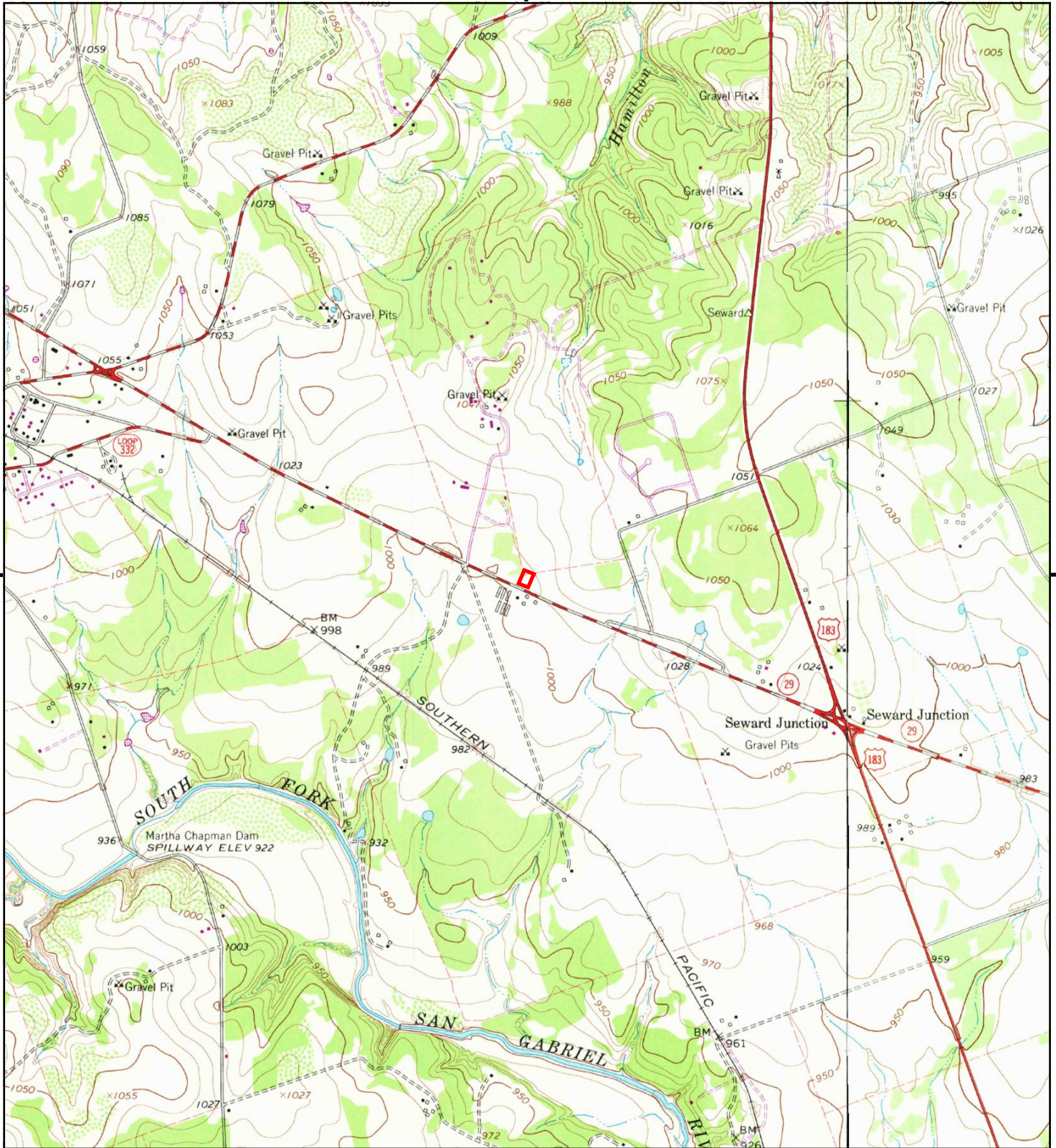
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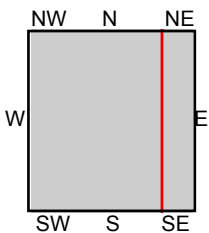
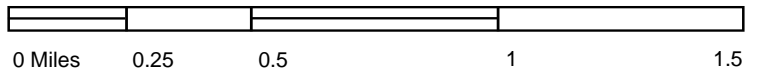
TP, Liberty Hill, 2013, 7.5-minute
 NE, Leander NE, 2013, 7.5-minute

SITE NAME: Liberty Hill 0.851 Tract With COT
ADDRESS: 12360 West State Highway 29
 Liberty Hill, TX 78642
CLIENT: ECS Southwest, LLP





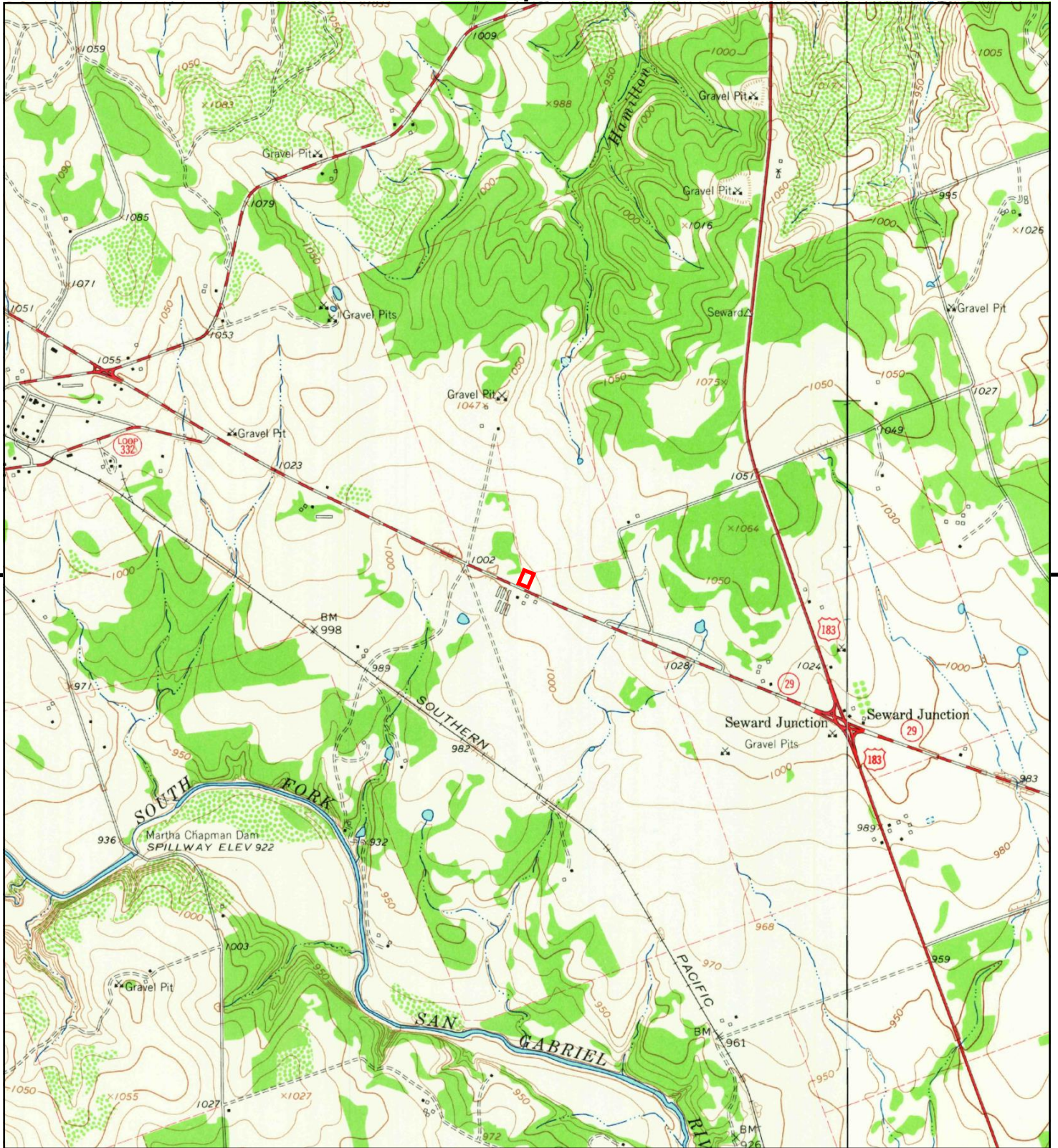
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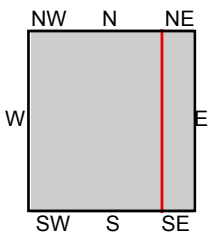
TP, Liberty Hill, 1979, 7.5-minute
NE, Leander NE, 1976, 7.5-minute

SITE NAME: Liberty Hill 0.851 Tract With COT
ADDRESS: 12360 West State Highway 29
Liberty Hill, TX 78642
CLIENT: ECS Southwest, LLP





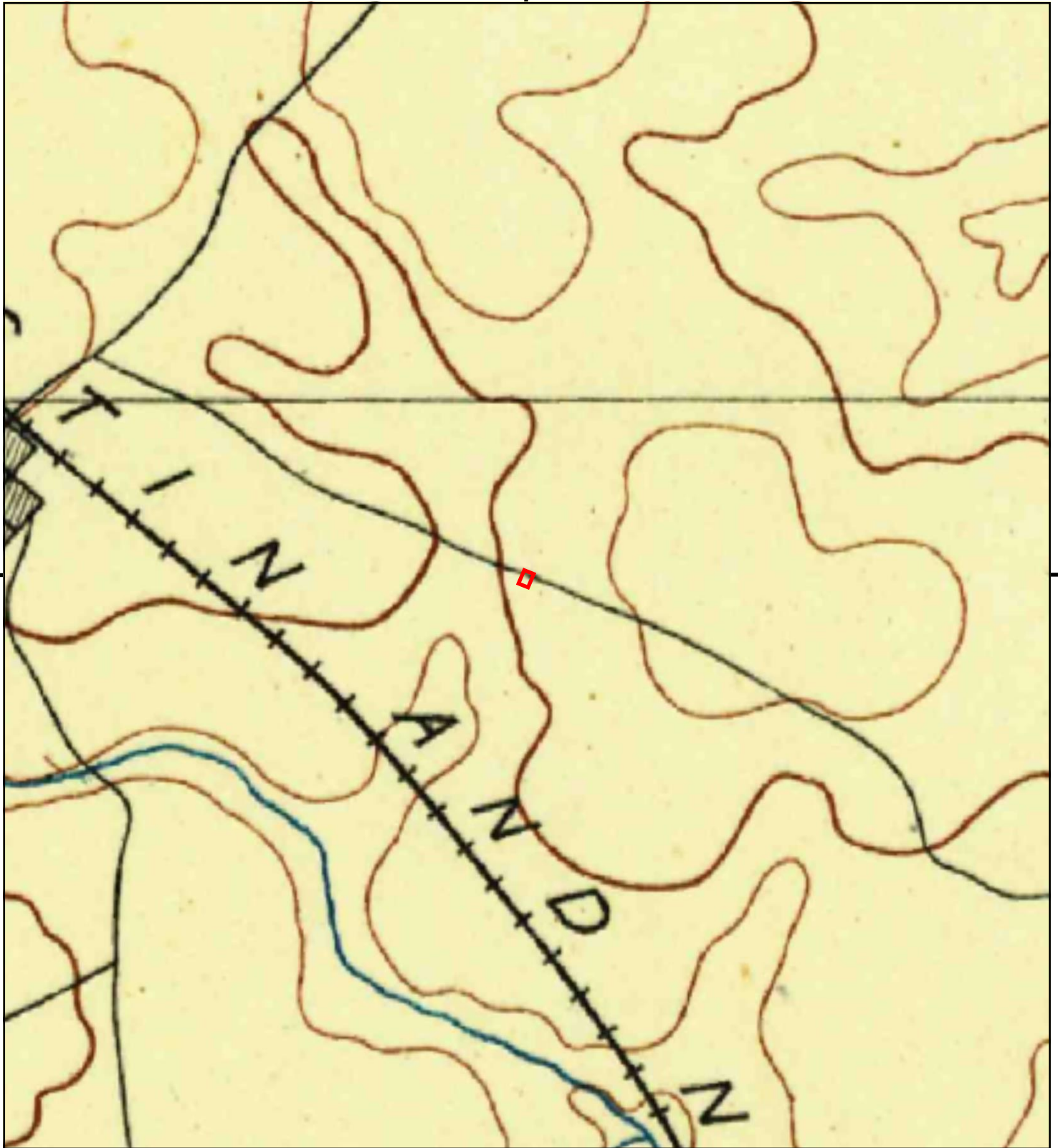
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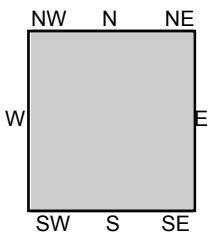
TP, Liberty Hill, 1962, 7.5-minute
NE, Leander NE, 1962, 7.5-minute

SITE NAME: Liberty Hill 0.851 Tract With COT
ADDRESS: 12360 West State Highway 29
Liberty Hill, TX 78642
CLIENT: ECS Southwest, LLP





This report includes information from the following map sheet(s).



TP, Georgetown, 1893, 30-minute

SITE NAME: Liberty Hill 0.851 Tract With COT
ADDRESS: 12360 West State Highway 29
Liberty Hill, TX 78642
CLIENT: ECS Southwest, LLP



Liberty Hill 0.851 Tract With COT

12360 West State Highway 29
Liberty Hill, TX 78642

Inquiry Number: 7375072.5
June 28, 2023

The EDR-City Directory Image Report

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Executive Summary

Findings

City Directory Images

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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 business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cole Information
1995	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information Services
1992	<input type="checkbox"/>	<input type="checkbox"/>	Cole Information Services

FINDINGS

TARGET PROPERTY STREET

12360 West State Highway 29
Liberty Hill, TX 78642

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

W HIGHWAY 29

2000	pg A8	Cole Information
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W STATE 29 HWY

2020	pg A1	EDR Digital Archive
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W STATE HIGHWAY 29

2017	pg A2	Cole Information	
2014	pg A4	Cole Information	
2010	pg A6	Cole Information	
2005	pg A7	Cole Information	
1995	-	Cole Information Services	Target and Adjoining not listed in Source
1992	-	Cole Information Services	Target and Adjoining not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

W STATE 29 HWY 2020

11729 HEART OF TEXAS HOTMIX
TEXAS CONCRETE

12251 CLASSIC BANK NATIONAL ASSN

12270 CIRCLE K

12330 AUTOZONE

12550 MERIDELL ACHIEVEMENT CTR
U H S OF DELAWARE

12630 CAT TRAX RENTALS
LONESOME PINE EVENT CTR LLC

12700 A-LINE OUTDOOR POWER
PARTS CONNECTION

12701 BRADSHAW SARAH J N NP
BRIGHT FIRE CIGARS
CARE FIRST WALK IN CLINIC
CORKER ANASTASIA M
DONUT PALACE
DRENNAN DAY CUSTOM HOMES
DUSTIN DWIGGINS MD PA
EDWARD JONES
NOVICK STACY
RENEW PSYCHIATRIC ASSOC PLLC
RESILIENCY FUNCTIONAL WELLNESS
SARABIA ALENA ANNE
WEATHERBY STEPHANIE NP

12780 FARMERS INSURANCE
FARMERS INSURANCE-CHRISTA MCCY

12800 CENTRAL TEXAS RECLOSERS

12830 LIBERTY HILL TRUCK SVC
R S
TINDELL TIRE & AUTOMTV REPAIR

12901 TRUSSMATE

12920 HWY 29 RV PARK

W STATE HIGHWAY 29 2017

11729 HEART OF TEXAS HOTMIX
 TEXAS CONCRETE MATERIAL
 12251 CLASSIC BANK
 12550 MERIDELL ACHIEVEMENT CENTER
 UHS OF DELAWARE
 12630 CAT TRAX RENTAL
 12660 3 T FARMS
 12700 ALINE AUTO PARTS
 12701 EDWARD JONES FINANCIAL ADVISOR JA
 HILL COUNTRY ORTHODONTICS
 THE DONUT PALACE
 12800 CENTRAL TEXAS RECLOSERS
 12805 CANTRELL, ALLISON
 12830 BECKER EQUIPMENT COMPANY LLC
 LIBERTY HILL TRUCK SERVICE
 12870 AMERICAN
 HILL COUNTRY INSULATION LLC
 SUNSET LOGISTICS INC
 12901 TRUSSMATE
 12920 ANDERSON, MICAH
 DAVIDSON, EDGAR H
 FREIN, ELIZABETH A
 HOLMES, PAUL
 HUBBARD, MICHAEL
 HWY 29 RV PARK
 KELLER, THERESA L
 MAHER, CHRIS T
 PATTERSON, MICHAEL J
 RODRIQUEZ, ORLANDO
 SULLIVAN, JAMES
 TAYLOR, WILLIAM I
 WEST, CINDY
 YOUNG, HERBERT J
 13000 LIBERTY HILL AUTO CENTER
 13125 CITY OF LIBERTY HILL
 LIBERTY HILL INDEPENDENT SCHOOL DIST
 LIBERTY HILL JUNIOR HIGH SCHOOL
 13130 ADAMS, RON W
 AKRE, RICHARD M
 ALBARRAN, RUTILO O
 BALZEN, ROBERT H
 CAMPOS, SHARON S
 GARSEE, JERAMY W
 HAYNES, ROBERT G
 JEFFCOAT, CHRISTINA
 JOSEPH, JAMES
 KOCH, SCOTT A
 KRAATZ, CHAD E
 MARTIN, LORI A
 MILLIGAN, TIMOTHY

W STATE HIGHWAY 29

2017

(Cont'd)

- 13130 NUNLEY, ALVIN
- OTT, BEVERLY
- POSTE, RICKY L
- SAMUELSON, FRANCES C
- STIREWALT, BRUCE
- THIGPEN, JOSEPH
- WALDEN, BILL C
- WILLIAMS, CHANEL
- WOOD, DEBBIE
- WOOTEN, STEVEN B
- 13150 COLLINS, LAURA B
- RISING STAR PET

W STATE HIGHWAY 29 2014

11729	HEART OF TEXAS HOTMIX TEXAS CONCRETE MATERIAL
12111	OCCUPANT UNKNOWN,
12251	CLASSIC BANK
12550	CHAUMONT, TREVA MERIDELL MERIDELL ACHIEVEMENT CENTER
12630	CAT TRAX RENTAL
12660	3 T FARMS
12700	ALINE AUTO PARTS OCCUPANT UNKNOWN,
12701	DEAN MICHAEL DR DDS EDWARD JONES FINANCIAL ADVISOR JA HILL COUNTRY ORTHODONTICS THE DONUT PALACE
12780	HILL COUNTRY RECYCLING CORP
12800	CENTRAL TEXAS RECLOSERS
12805	JONES, CLARENCE N
12830	AMERICAN DREAM RV INC LIBERTY HILL TRUCK SERVICE TINDELL TIRE
12870	HILL COUNTRY INSULATION LLC
12901	TRUSSMATE
12920	CARPENTER, WANDA EPLBY, RICHARD HARDING, AMY HOLMES, PAUL HUBBARD, MICHAEL HWY 29 RV PARK JOHNSTON, ROBERT L KIRBY, LISA MAHER, MICHELE D RICKEY, MARY SCOTT, TERRA D TAYLOR, WILLIAM I WEST, CINDY
13000	HOLBEIN, TINA LIBERTY HILL AUTO CENTER
13103	OCCUPANT UNKNOWN,
13125	CITY OF LIBERTY HILL LIBERTY HILL INDEPENDENT SCHOOL DIST LIBERTY HILL JUNIOR HIGH SCHOOL
13130	BALZEN, ROBERT H HART, PAMELA KARASICK, GARY S KING, CAROL NUNLEY, ALVIN STIREWALT, BRUCE WILLIAMS, LARRY
13150	HIEBER, JERRY L

Target Street

Cross Street

Source

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Cole Information

W STATE HIGHWAY 29

2014

(Cont'd)

13150 RISING STAR PET RANCH

W STATE HIGHWAY 29 2010

11729	HEART OF TEXAS HOTMIX TEXAS CONCRETE MATERIAL
12111	OCCUPANT UNKNOWN,
12251	TEXAS SAVINGS BANK
12331	OCCUPANT UNKNOWN,
12550	MERIDELL ACHIEVEMENT CTR OCCUPANT UNKNOWN,
12630	CAT TRAX RENTAL
12700	GOODMAN, KELLY
12701	DAVID POPE INSURANCE MEDICAL BILLING & MORE INC POPE INSURANCE GROUP LLC SOUTHWEST FUNDING
12800	CENTRAL TEXAS RECLOSERS
12830	G & S TIRE L R MECHANIX PAYNE CO PRO LUBE TRUCK SVC
12901	TRUSSMATE
12920	ATKINSON, JEREMY BALLARD, BRENDA BRILL, LORETTA E COOPER, STARLA HIGHWAY 29 RV PARK JOHNSTON, ROBERT L KIRBY, LISA MOFFETT, BRANDI PARTAIN, MARK RICKEY, MARY SULLIVAN, JAMES YOUNG, LARRY
13000	LIBERTY HILL AUTO CTR SCHAEFER, WALTER L
13130	ADAMS, RON W EDWARDS, MICHELLE GABLE, BILL J GOLDEN, MARY C JENNINGS, MICHAEL A SAMUELSON, FRANCES C
13150	MEWHORT, BRYAN N RISING STAR PET RANCH

W STATE HIGHWAY 29 2005

12111	OCCUPANT UNKNOWN,
12331	LIBERTY REALTY SHAW, STEPHEN E
12551	POPE, DUDLEY
12555	COX, TRUMAN
12557	JONES, PAT
12630	CAT TRAX RENTALS
12700	BERRY, DONALD R
12780	OCCUPANT UNKNOWN, TEXAS METAL BUILDING SUPPLY
12800	CENTRAL TEXAS RECLOSERS
12830	LR MECHANIX
12870	LIBERTY SERVICE CO
12901	TRUSSMATE INC
12920	ATKINSON, R BISHOP, JAMES CULLUM, J E FREY, PHYLLIS JOHNSTON, ROBERT LIBERTY RANCH RV PARK MCKNIGHT, DEBRA MOORE, RAY K OAKS, EFFIE REBECCA, R RICKETSON, ROBERT RUSHTON, JIM
13000	SCHAEFER, LEE
13150	LOCK, ROBERT W RISING STAR PET RANCH

Target Street

Cross Street

Source

✓

-

Cole Information

W HIGHWAY 29 2000

12550 MERIDELL ACHIEVEMENT CENTER
12800 CENTRAL TEXAS RECLOSERS
13125 WCMS INCORPORATED

LIBERTY HILL 0.851 TRACT WITH COT
12360 WEST STATE HIGHWAY 29
LIBERTY HILL, TX 78642

Inquiry Number: 7375072.10S
JUNE 30, 2023

The EDR 1940 Chain of Title



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

EDR Chain of Title

The EDR Chain of Title Report tracks a line of successive owners from the present back to 1940 of a particular parcel of property, linked together by recorded transactions which pass title. Available nationwide, this report provides a summary of a property's ownership history and is a valuable source for determining the prior uses of a property.

A network of professional abstractors following established procedures, uses client supplied address information to locate:

- Historical Chain of Title research

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Chain of Title

TARGET PROPERTY INFORMATION

ADDRESS

LIBERTY HILL 0.851 TRACT WITH COT
12360 WEST STATE HIGHWAY 29
LIBERTY HILL, TX 78642

RESEARCH SOURCE

SOURCE 1: WILLIAMSON COUNTY RECORDER'S OFFICE

SOURCE 2: WILLIAMSON COUNTY ASSESSOR'S OFFICE

EXAMINER'S NOTE: PUBLIC RECORDS OF WILLIAMSON COUNTY, TX WERE SEARCHED FROM JANUARY 1, 1940 TO JUNE 21, 2023, AND NO OTHER DEEDS VESTING TITLE IN THE SUBJECT PROPERTY WERE FOUND OF RECORD DURING THE PERIOD SEARCHED.

PROPERTY DESCRIPTION

CURRENT OWNER: RS STONEWALL RANCH LLC.
LEGAL DESCRIPTION: AS RECORDED IN THE DEED ATTACHED.
PROPERTY IDENTIFIERS: R624717
155350010A0001AA
GENERAL COMMENTS: NA

HISTORICAL CHAIN OF TITLE

SEE EXHIBIT "A"

MISCELLANEOUS

SEE EXHIBIT "B"

EDR Chain of Title

CHAIN OF TITLE

EXHIBIT "A"

EDR Chain of Title

HISTORICAL CHAIN OF TITLE

PARCEL R624717

CHAIN 1

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: RS STONEWALL RANCH LLC.
TITLE RECEIVED FROM: STONEWALL RANCH COMMERCIAL J.V.
DATE EXECUTED: 01/27/2021
DATE RECORDED: 01/29/2021
BOOK: NA
PAGE: NA
VOLUME: NA
INSTRUMENT #: 2021014426
DOCKET: NA
LAND RECORD COMMENTS: PLAT #2022014805 A REPLAT OF LOT 1 BLOCK A OF A REPLAT OF LOT 4 BLOCK A STONE WALL RANCH SUBDIVISION SECTION 1 FILED 02/02/2022.

CHAIN 2

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: STONEWALL RANCH COMMERCIAL J.V.
TITLE RECEIVED FROM: LIBERTY HILL STONEWALL PARTNERS LP.
DATE EXECUTED: 04/13/2019
DATE RECORDED: 04/16/2019
BOOK: NA
PAGE: NA
VOLUME: NA
INSTRUMENT #: 2019031615
DOCKET: NA
LAND RECORD COMMENTS: PLAT #2018063971 A REPLAT OF LOT 4 BLOCK A STONE WALL RANCH SUBDIVISION SECTION 1 FILED: 07/20/2018.

EDR Chain of Title

CHAIN 3

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: LIBERTY HILL STONEWALL PARTNERS LP.
TITLE RECEIVED FROM: BILL J. CHAPMAN, P.D. CHAPMAN, DENNIS CHAPMAN, KAROL CHAPMAN, ET AL
DATE EXECUTED: 10/10/2013
DATE RECORDED: 11/01/2013
BOOK: NA
PAGE: NA
VOLUME: NA
INSTRUMENT #: 2013103245
DOCKET: NA
LAND RECORD COMMENTS: NA

CHAIN 4

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: BILL J. CHAPMAN, AND WIFE P.D. CHAPMAN, DENNIS L. CHAPMAN JR. AND WIFE
KAROL CHAPMAN
TITLE RECEIVED FROM: LOG/HGM BASTROP LP.
DATE EXECUTED: 08/14/2006
DATE RECORDED: 09/20/2006
BOOK: NA
PAGE: NA
VOLUME: NA
INSTRUMENT #: 2006082009
DOCKET: NA
LAND RECORD COMMENTS: NA

CHAIN 5

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: LOG/HGM BASTROP LP.
TITLE RECEIVED FROM: LOOKOUT PARTNERS LP.
DATE EXECUTED: 08/10/2006
DATE RECORDED: 09/20/2006
BOOK: NA
PAGE: NA
VOLUME: NA
INSTRUMENT #: 2006082008
DOCKET: NA
LAND RECORD COMMENTS: NA

EDR Chain of Title

CHAIN 6

TYPE OF DEED: DEED
TITLE IS VESTED IN: LOOKOUT PARTNERS LP.
TITLE RECEIVED FROM: LOG/HGM BASTROP LP.
DATE EXECUTED: 12/31/2005
DATE RECORDED: 03/28/2006
BOOK: NA
PAGE: NA
VOLUME: NA
INSTRUMENT #: 2006023843
DOCKET: NA
LAND RECORD COMMENTS: PLAT #2004035007 STONE WALL RANCH SUBDIVISION SECTION 1 FILED:
05/05/2004.

CHAIN 7

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: LOG/HGM BASTROP LP.
TITLE RECEIVED FROM: THE LOOKOUT GROUP INC.
DATE EXECUTED: 06/05/2003
DATE RECORDED: 06/06/2003
BOOK: NA
PAGE: NA
VOLUME: NA
INSTRUMENT #: 2003052539
DOCKET: NA
LAND RECORD COMMENTS: NA

CHAIN 8

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: THE LOOKOUT GROUP INC.
TITLE RECEIVED FROM: MICHAEL S. WEINER MD. TRUSTEE FOR THE MERIDELL RANCH JOINT VENTURE
DATE EXECUTED: 10/02/2001
DATE RECORDED: 10/05/2001
BOOK: NA
PAGE: NA
VOLUME: NA
INSTRUMENT #: 2001073965
DOCKET: NA
LAND RECORD COMMENTS: NA

EDR Chain of Title

CHAIN 9

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: MICHAEL S. WEINER MD. TRUSTEE FOR THE MERIDELL RANCH JOINT VENTURE
TITLE RECEIVED FROM: WAYNE L. LIPPOLD AND WIFE JANET LIPPOLD
DATE EXECUTED: 07/14/1975
DATE RECORDED: 07/21/1975
BOOK: 613
PAGE: 36
VOLUME: NA
INSTRUMENT #: NA
DOCKET: NA
LAND RECORD COMMENTS: NA

CHAIN 10

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: WAYNE L. LIPPOLD AND HIS WIFE JANET LIPPOLD
TITLE RECEIVED FROM: LANE AND POOLE LAND COMPANY A PARTNERSHIP COMPOSED OF HARVEY H.
LANE JR AND WILLIAM G. POOLE
DATE EXECUTED: 07/14/1967
DATE RECORDED: 07/18/1967
BOOK: 500
PAGE: 421
VOLUME: NA
INSTRUMENT #: NA
DOCKET: NA
LAND RECORD COMMENTS: NA

CHAIN 11

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: WAYNE L. LIPPOLD AND HIS WIFE JANET LIPPOLD
TITLE RECEIVED FROM: J.L. WOOD JR. AND WIFE ELIZABETH P. WOOD
DATE EXECUTED: 01/24/1966
DATE RECORDED: 01/27/1966
BOOK: 484
PAGE: 521
VOLUME: NA
INSTRUMENT #: NA
DOCKET: NA
LAND RECORD COMMENTS: NA

EDR Chain of Title

CHAIN 12

TYPE OF DEED: DEED
TITLE IS VESTED IN: J.L. WOOD JR. AND WIFE ELIZABETH P. WOOD
TITLE RECEIVED FROM: JEAN HUGHES WOOD AND HUSBAND J.L. WOOD
DATE EXECUTED: 12/11/1958
DATE RECORDED: 12/29/1958
BOOK: 427
PAGE: 323
VOLUME: NA
INSTRUMENT #: NA
DOCKET: NA
LAND RECORD COMMENTS: NA

CHAIN 13

TYPE OF DEED: DEED
TITLE IS VESTED IN: JEAN HUGHES WOOD
TITLE RECEIVED FROM: MOORE CONNER AND WIFE RUTH CONNER
DATE EXECUTED: 02/28/1956
DATE RECORDED: 03/01/1956
BOOK: 410
PAGE: 329
VOLUME: NA
INSTRUMENT #: NA
DOCKET: NA
LAND RECORD COMMENTS: NA

CHAIN 14

TYPE OF DEED: WARRANTY DEED
TITLE IS VESTED IN: MOORE CONNER AND WIFE RUTH CONNER
TITLE RECEIVED FROM: TOM LINDSEY
DATE EXECUTED: 12/21/1949
DATE RECORDED: 01/05/1950
BOOK: 359
PAGE: 171
VOLUME: NA
INSTRUMENT #: NA
DOCKET: NA
LAND RECORD COMMENTS: NA

EDR Chain of Title

CHAIN 15

TYPE OF DEED: DEED
TITLE IS VESTED IN: TOM LINDSEY
TITLE RECEIVED FROM: V.A. GROSDIDIER AND WIFE EDDIE F. GROSDIDIER
DATE EXECUTED: 10/14/1943
DATE RECORDED: 10/16/1943
BOOK: 319
PAGE: 187
VOLUME: NA
INSTRUMENT #: NA
DOCKET: NA
LAND RECORD COMMENTS: SEARCHED BACK TO 1940, PRIOR DEED WAS RECORDED BEFORE 1940.

CHAIN 16

TYPE OF DEED: UNKNOWN. NOT FOUND IN GRANTOR/GRANTEE INDEX 01/01/1940 to 10/16/1943.
TITLE IS VESTED IN: V.A. GROSDIDIER AND WIFE EDDIE F. GROSDIDIER
TITLE RECEIVED FROM: UNKNOWN. NOT FOUND IN GRANTOR/GRANTEE INDEX 01/01/1940 to 10/16/1943.
DATE EXECUTED: UNKNOWN. NOT FOUND IN GRANTOR/GRANTEE INDEX 01/01/1940 to 10/16/1943.
DATE RECORDED: UNKNOWN. NOT FOUND IN GRANTOR/GRANTEE INDEX 01/01/1940 to 10/16/1943.
BOOK: NA
PAGE: NA
VOLUME: NA
INSTRUMENT #: NA
DOCKET: NA
LAND RECORD COMMENTS: NA

EDR Chain of Title

MISCELLANEOUS

EXHIBIT "B"

EDR Chain of Title

MISCELLANEOUS

COMMENTS:

NONE IDENTIFIED.

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FAH18006154A

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT STONEWALL RANCH COMMERCIAL, J.V., a Texas joint Venture ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by RS STONEWALL RANCH, L.L.C., a Texas limited liability company ("Grantee"), whose mailing address is 3200 Southwest Freeway, Suite 3000, Houston, Texas 77027, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, subject to all of the matters set forth or referred to herein, has GRANTED, DISTRIBUTED, AND CONVEYED, and by these presents does GRANT, DISTRIBUTES, AND CONVEY, unto Grantee those certain tracts or parcels of land lying and being situated in the State of Texas and County of Williamson, more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Land"), together with (a) all buildings, improvements, and fixtures, (b) all rights, privileges, and appurtenances belonging or pertaining to the Land, including Grantor's right, title, and interest any minerals, (c) all right, title and interest of Grantor in and to all strips, gores, easements, leases, rights of ingress or egress, streets, alleys and other rights-of-way abutting, adjoining or benefiting such land or improvements, and (d) all right, title and interest of Grantor in and to all applications, permits, plats, plans, governmental approvals, soils and engineering reports, reimbursements for costs or fees paid relating to such land, development fees, development fee waivers or credits or other entitlements from any applicable governmental authority relating to such land, utility service commitments or allocations, and all other rights and benefits relating to the development of such land.

THIS CONVEYANCE is made and accepted subject to any and all matters, restrictions, covenants, conditions, ordinances, rights of way, easements, shortages in area, matters shown on surveys, maps or plats, maintenance charges and the lien securing said charges, and all outstanding mineral and royalty interests, if any, affecting the Property, whether or not of record in the office of the County Clerk of said County, to the extent, but only to the extent, the same are now in force and effect and relate to the Property.

TO HAVE AND TO HOLD the Land, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT and FOREVER DEFEND** all and singular the Land unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

AD VALOREM TAXES with respect to the Property for the current year have been prorated as of the date hereof and Grantee assumes and agrees to pay the same.

EXECUTED effective as of the 27th day of January, 2021.

STONEWALL RANCH COMMERCIAL, J.V., a Texas joint venture

By: **Rockspring Capital Texas Real Estate BD/RIA Partners, L.P.**, a Delaware limited partnership, Joint Venturer

By: **Rockspring Capital Texas Real Estate BD/RIA Partners GP, L.P.**, a Texas limited partnership, its general partner

By: **RBGP Investments, L.L.C.**, a Texas limited liability company, its general partner

By: 
J. Beau Ryan, Vice President

By: Rockspring Capital Opportunity Fund, L.P., a Delaware limited partnership, Joint Venturer

By: JM Equity Venture No. 6, Ltd., a Texas limited partnership, its general partner

By: RBGP Investments, L.L.C., a Texas limited liability company, its general partner

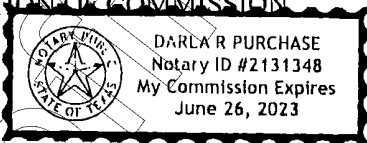
By: JBR
J. Beau Ryan, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on the 27th day of January, 2021, personally appeared J. Beau Ryan (a) Vice President of RBGP Investments, L.L.C., a Texas limited liability company and general partner of Rockspring Capital Texas Real Estate BD/RIA GP, L.P., a Texas limited partnership and general partner of Rockspring Capital Texas Real Estate BD/RIA Partners, L.P., a Delaware limited partnership and joint venturer of Stonewall Ranch Commercial, J.V., a Texas joint venture, and (b) Vice President of RBGP Investments, L.L.C., a Texas limited liability company and general partner of JM Equity Venture No. 6, Ltd., a Texas limited partnership and general partner of Rockspring Capital Opportunity Fund, L.P., a Delaware limited partnership and a joint venturer in Stonewall Ranch Commercial, J.V., a Texas joint venture, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said entities.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 27th day of January, 2021.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

STAMP NAME AND DATE OF EXPIRATION OF COMMISSION BELOW:


AFTER RECORDING RETURN TO:

Cordray & Schneller
Attention: Howard F. Cordray, Jr.
3306 Sul Ross Street
Houston, Texas 77098

EXHIBIT "A"

Legal Description of Property

TRACT 1:

Lot 1, Block A, of A REPLAT OF LOT 4, BLOCK A, STONE WALL RANCH SUBDIVISION SECTION 1, an addition in and to the City of Liberty Hill, Williamson County, Texas, according to the map or plat thereof recorded as Document No. 2019063971, Official Public Records, Williamson County, Texas.

TRACT 2:

BEING AN 11.852 ACRE TRACT OF LAND, LOCATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, SAID 11.852 ACRE TRACT, BEING ALL OF THAT CALLED 11.85 ACRE TRACT RECORDED IN DOCUMENT NO. 2013103245, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 11.852 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located at the intersection of the north right-of-way line of State Highway 29 and the west right-of-way line of County Road 213, said point being the southeast corner of said 11.85 acre tract, and being the southeast corner of the herein described tract;

1. **Thence**, with the north right-of-way line of State Highway 29, the south line of said 11.85 acre tract, **N 75° 24' 37" W**, a distance of **1132.28'** (Record: N 73° 43' 30" W, a distance of 1132.57') to a 1/2" rod located at the intersection of the east right-of-way line of Stone Wall Parkway and the north right-of-way line of State Highway 29, said point being at the beginning of a curve to the right of said 11.85 acre tract and being the beginning of a curve to the right of the herein described tract of land;

Thence, following the common line of said Stone Wall Parkway and said 11.85 acre tract the following two (2) courses and distances:

2. with said curve to the right containing a radius of 35.00', a central angle of 096°53'00", a chord bearing **N 26° 56' 02" W**, a chord distance of 52.38', and a **curve length of 59.18'**, to a 1/2" iron rod located for a point of tangency of the herein described tract of land;
3. **N 17° 59' 25" E**, a distance of **454.52'** (Record: N 15° 55' 30" E, a distance of 456.73') to a 1/2" iron rod located in the east right-of-way line of Stone Wall Parkway, being the northwest corner of said 11.85 acre tract, the southwest corner of a called Lot 19, Block A, Stonewall Ranch Section Two, recorded in Document No. 2006027068, Official Public Records, Williamson County, Texas, and being the northwest corner of the herein described tract of land;
4. Thence, with the north line of said 11.85 acre tract, the southeast line of said Stonewall Ranch Section Two, Block A, **S 81° 34' 25" E**, a distance of **745.67'** (Record: S 79° 51' 30" E, a distance of 745.67') to a 1/2" iron rod set with a blue "QUICK INC RPLS 6447" plastic cap

located in the west right-of-way of County Road 213, said point being the northeast corner of said 11.85 acre tract and being the northeast corner of the herein described tract of land;

Thence, with the west right-of-way line of County Road 213, the east line of said 11.85 acre tract, **S 20° 14 '25" E**, a distance of **698.04'** (Record: S 18° 33' 30" E, a distance of 697.59') to the **POINT OF BEGINNING** containing **11.852 acres** of land.

TRACT 3:

Easement Estate created for ingress and egress as set out in Declaration of Easements and Restrictions dated July 20,2016, recorded in Document No. 2016065340, Official Public Records of Williamson County, Texas.

TRACT 4:

Easement Estate created for ingress and egress as set out in Easements, Covenants and Restrictions Agreement dated August 3,2018, recorded in Document No. 2018070869, Official Public Records of Williamson County, Texas.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2021014426

Pages: 6 Fee: \$37.75
01/29/2021 11:38 AM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document

Appendix V: Site Photographs



1 - Along the north property boundary facing east



2 - Along the west property boundary



3 - Along the west property boundary facing north



4 - Caliber Collision on the north adjoining property



5 - Central portion of the subject proeprty



6 - Central portion of the subject property



7 - Central Portion of the subject property



8 - Central portion of the subject property facing north



9 - East adjoining undeveloped property



10 - Northeast property corner facing south



11 - Northwest portion of the subject property



12 - Northwest property corner facing north



13 - SH29- with undeveloped land beyond



14 - South portion of the subject property



15 - Typical Vegetation



16 - West adjoining

Appendix VI: Additional Documents



Headquarters: 2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 LJAENVIRONMENTAL.com
Regional Field Offices: Arlington • Austin • Corpus Christi

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
(LIMITED TO ASTM E1527-13 SCOPE)
ROCKSPRING DEVELOPMENT LIBERTY HILL PROPERTIES
LOCATED AT 12330 WEST STATE HIGHWAY 29
AND 11730 WEST STATE HIGHWAY 29
LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
LJAES004 – 180004.001 PI**

PREPARED FOR:

**ROCKSPRING DEVELOPMENT
HOUSTON, TEXAS**

PREPARED BY:

LJA ENVIRONMENTAL SERVICES, INC.

APRIL 2019



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- I HORIZON ENVIRONMENTAL SERVICES, INC. CORPORATE DESCRIPTION



EXECUTIVE SUMMARY

ASTM-SCOPE FINDINGS AND RECOMMENDATIONS

Per request by Rockspring Development of Houston, Texas (the User), Horizon Environmental Services, Inc. (Horizon) has performed a Phase I Environmental Site Assessment (ESA) for the approximately 16.3-acre Liberty Hill properties located at 12330 West State Highway 29 and 11730 West State Highway 29, Liberty Hill, Williamson County, Texas (the Property). All work was done in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 (ASTM, 2013). Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

The following findings are worthy of note but are not considered recognized environmental conditions:

NON-REC FINDINGS

Appendix C Photo Number(s)	Description	REC, CREC, or HREC?*
1	A water line and sewage line run along the southern border of the Property.	No

* REC = recognized environmental condition
 CREC = controlled recognized environmental condition
 HREC = historical recognized environmental condition

Based upon a review of regulatory records, historical use information, interviews, User-provided information, and a site reconnaissance, the Property was found to have a low probability for environmental risk related to significant levels of hazardous substances or petroleum products, and further assessment is not warranted at this time.



1.0 INTRODUCTION

Per request by Rockspring Development of Houston, Texas (the User), Horizon Environmental Services, Inc. (Horizon) has performed a Phase I Environmental Site Assessment (ESA) for the approximately 16.3-acre Liberty Hill properties located at 12330 West State Highway 29 and 11730 West State Highway 29, Liberty Hill, Williamson County, Texas (the Property). All work was done in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 (ASTM, 2013). This assessment was conducted under the supervision or responsible charge of Lee Sherrod, Environmental Professional. Scott Flesher performed the site reconnaissance on 18 December 2018.

Horizon has pursued all appropriate inquiry into previous ownership and uses of the Property according to customarily accepted, sound professional practices and procedures as defined in 40 Code of Federal Regulations (CFR) Part 312. Horizon has obtained as much information as is “reasonably ascertainable,” as defined by ASTM Practice E1527-13. Horizon assumes no responsibility for the accuracy of information provided by the User (or User’s agent) or federal, state, or local agency file information. Horizon is not required to verify independently the accuracy of information obtained during this Phase I ESA, but has relied on the information unless Horizon has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained during the Phase I ESA or otherwise actually known to Horizon. Horizon did compare information obtained from different sources for consistency.

Horizon has observed the Property in an effort to identify recognized environmental conditions. The site reconnaissance included observation of physical conditions of the land, as well as any structures on or improvements of the Property, as accessible, for potential indicators of recognized environmental conditions. Horizon also observed adjoining properties, to the extent physically possible from the boundary of the Property, in an effort to detect the presence of recognized environmental conditions that may have the potential to impact the Property.

1.1 PURPOSE

ASTM Practice E1527-13 is intended to satisfy one of the requirements to qualify for the “innocent landowner” defense to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. The purpose of the Phase I ESA is to identify “recognized environmental conditions” in connection with the Property. This includes the presence or likely presence of any hazardous substances or petroleum products, as defined by CERCLA (42 USC §9601), on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property.

The term “recognized environmental conditions” includes hazardous substances or petroleum products, even under conditions in compliance with laws. However, 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. Conditions determined to be *de minimis* are not recognized environmental conditions. Some substances may be present on the Property in quantities and under conditions that may lead to contamination of the Property or of nearby properties, but are not included in the CERCLA definition of hazardous substances or do not otherwise present potential CERCLA liability.

1.2 SCOPE OF SERVICES

Horizon performs its Phase I ESAs in conformance with the scope and limitations of ASTM Practice E1527-13. A detailed scope of this service is provided in Appendix A. Any significant data gaps or deviations from this scope are reported in Sections 7.0 and 8.0 of this document.

1.3 USER RELIANCE

Within the scope and limitations of ASTM Practice E1527-13, Rockspring Development may rely on the results of this Phase I ESA regarding the potential for hazardous substance liabilities on the Property as of the date of its preparation. Horizon assumes no responsibility for liabilities or costs that may arise in the future due to features/conditions that could not have been reasonably identified at the time the work reported herein was performed.



2.0 DESCRIPTION OF THE PROPERTY

2.1 LOCATION AND LEGAL DESCRIPTION

The Property comprises 2 tracts located at 12330 West State Highway 29 and 11730 West State Highway 29, Liberty Hill, Williamson County, Texas (Figure 2-1). Per the Williamson Central Appraisal District (WCAD), Tract 1 is legally described as “AW0521 AW0521 – Robinson, J.b. Sur., Acres 11.85” and Tract 2 is legally described as “S11800 – Stone Wall Ranch Sec 1 (Blk A Lt 4 Replat), Block A, Lot 1, Acres 4.466.” A copy of the document containing these legal descriptions is included in Appendix E.

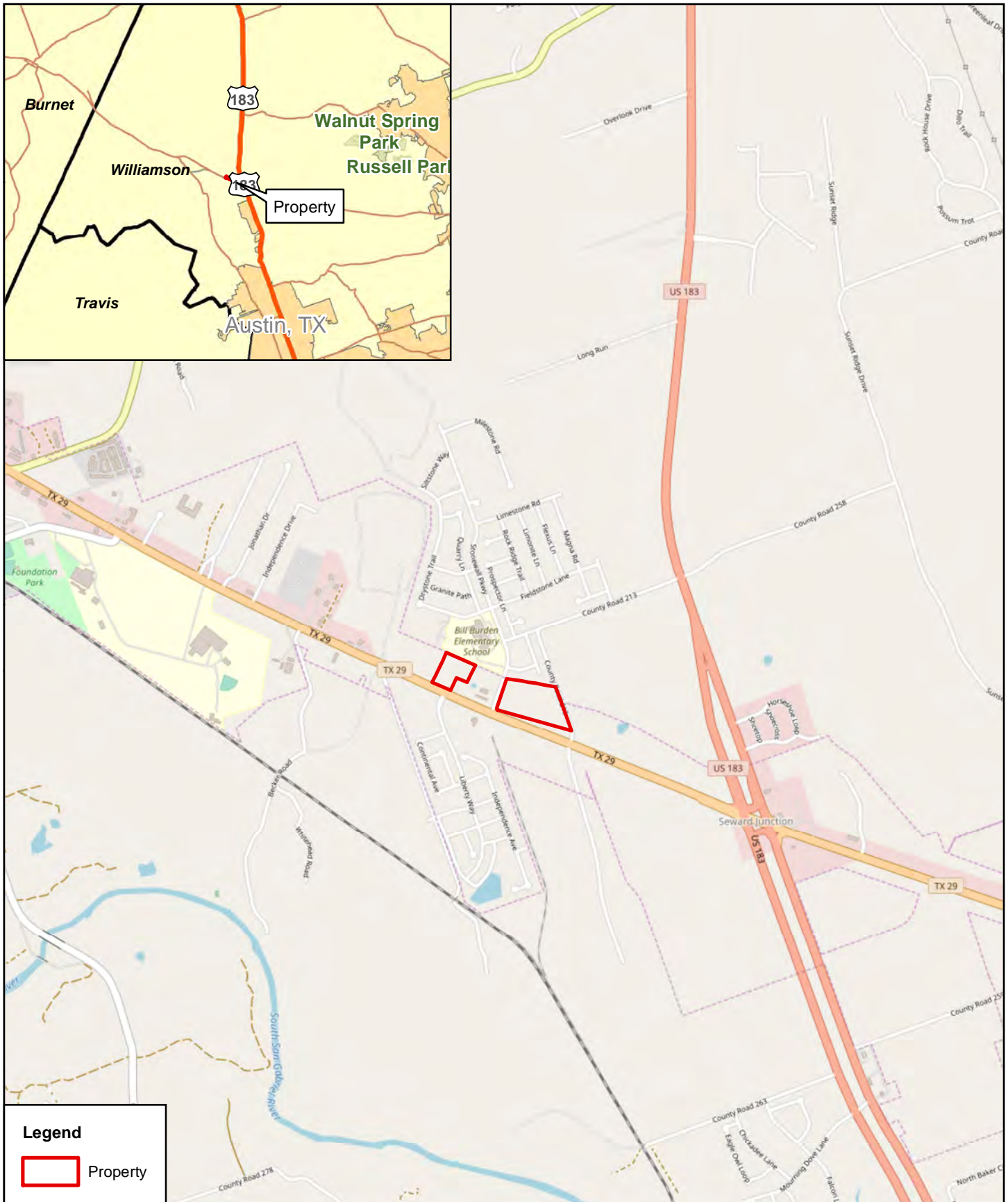
2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Property consists of 2 tracts comprising approximately 16.3 total acres of vacant land located within an area that is experiencing rapid residential and commercial development. On-site photographs are provided in Appendix C.


2.3 CURRENT USE OF THE PROPERTY

The Property was vacant at the time of Horizon’s site reconnaissance, and no current use of the Property was evident.

Any structures, roads, and/or improvements of the Property, as well as current uses of adjoining properties, are discussed within Section 6.2 of this report. An aerial view of the Property and adjacent land use, dated 2018, is provided in Section 4.4.1.2.



Legend

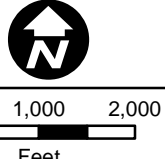
 Property



Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	OSM, 2018

Figure 2-1
 Vicinity Map
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas



0 1,000 2,000
 Feet



3.0 USER-PROVIDED INFORMATION

3.1 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The User identified Liberty Hill Stonewall Partners, LP as the current owner of the Property. An interview conducted with the firm's president, Bill Chapman, on 5 November 2018 indicated that he has been associated with the Property for 15 years (see Appendix F).

There were no occupants associated with the Property at the time of Horizon's assessment.

3.2 TITLE RECORDS

The User did not provide historical chain-of-title documentation for the Property during this assessment or request that Horizon obtain such documentation on its behalf. Horizon was able to confirm current ownership of the Property via WCAD records (Appendix E).

3.3 RESPONSE TO ASTM-REQUIRED QUESTIONS

The User responded to the following ASTM-required questions by completing a Phase I ESA User Questionnaire. The User-completed copy of this form is included in Appendix B.

3.3.1 Environmental Liens or Activity and Use Limitations

The User reported no knowledge of any environmental liens or activity and use limitations (AULs) for the Property. The User reported that a search for environmental liens and/or AULs was not conducted prior to this assessment.

3.3.2 Specialized Knowledge

No specialized knowledge or experience related to the Property or nearby properties was reported to Horizon by the User.

3.3.3 Purchase Price vs. Fair Market Value

The User reported that the purchase price being paid for the Property reasonably reflects the fair market value of the Property if it were not contaminated.

3.3.4 Commonly Known or Reasonably Ascertainable Information

The User reported having no commonly known or reasonably ascertainable information about the Property that would help Horizon to identify conditions indicative of releases or threatened releases.



3.3.5 Obvious Indicators of Contamination

The User reported having no knowledge of any obvious indicators that point to the presence or likely presence of contamination at the Property.

3.3.6 Litigation, Administrative Proceedings, or Notices from Government Entities

The User reported having no knowledge of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property. The User reported having no knowledge of any notice from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

3.3.7 Reason for Requesting the Phase I ESA

The User's reason for requesting performance of the Phase I ESA is to qualify for one of the Landowner Liability Protections to CERCLA liability.



4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Property. Accuracy and completeness of record information vary among information sources. Horizon makes a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that were obvious when compared to other information reviewed or based on actual knowledge.

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Horizon commissioned TelALL Phase I Support Services, Inc. (TelALL) of Austin, Texas, to provide an environmental database review of selected state and federal agency records. TelALL conducted the data search for the Property using minimum search distances outlined in the ASTM standards (ASTM, 2013). The minimum search distance for each category is provided in the following table. The location of the Property and area of review are indicated on the site location map within the complete Environmental Data Search report provided in Appendix D.

**TABLE 4-1
SUMMARY OF TELALL ENVIRONMENTAL DATA SEARCH FINDINGS**

Database	Acronym	Last Updated	Minimum Search Distance (miles)	Findings
National Priority List	NPL	09/2018	1.0	0
Comprehensive Environmental Response, Compensation, and Liability Information System	CERCLIS	09/2018	0.5	0
No Further Remedial Action Planned	NFRAP	09/2018	0.5	0
Resource Conservation and Recovery Act Information System – Treatment, Storage, or Disposal	RCRA-TSD	07/2018	1.0	0
Corrective Action	CORRACT	07/2018	1.0	0
Resource Conservation and Recovery Act Information System – Generators	RCRA-G	07/2018	0.25	0
Emergency Response Notification System	ERNS	08/2018	0.25	0
Texas Voluntary Cleanup Program	TXVCP	07/2018	0.5	0
Texas Innocent Owner/Operator Program	TXIOP	07/2018	0.5	0
Texas State Superfund	TXSSF	08/2018	1.0	0
TCEQ Solid Waste Facilities	TXLF	09/2018	1.0	0
Unauthorized and Unpermitted Landfill Sites	LFUN	09/2018	0.5	0
Texas Leaking Underground Storage Tanks	TXLUST	08/2018	0.5	0
Texas Underground Storage Tanks	TXUST	08/2018	0.25	2
Texas Aboveground Storage Tanks	TXAST	08/2018	0.25	0
Texas Spills List	TXSPILL	09/2018	0.25	0
Brownfield	BRNFD	07/2018	0.5	0
Dry Cleaner	DRYC	08/2018	0.5	0
Indian Reservation Underground Storage Tanks	IRUST	08/2018	0.25	0



4.1.1 National Priority List Database

The National Priority List (NPL) is a priority subset of the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list that contains those CERCLIS facilities or locations evaluated and confirmed as contaminated. The CERCLIS list was created by CERCLA in order to fulfill the need to track contaminated sites. TelALL identified no NPL sites on the Property or within a 1.0-mile radius of the Property.

4.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System Database

The CERCLIS database lists facilities reported to and identified by the US Environmental Protection Agency (EPA), pursuant to Section 103 of CERCLA. This database contains sites that are either proposed to be listed or are listed on the NPL, and sites that are in the screening and assessment phase for possible inclusion on the NPL. These sites are known to or have the potential to release hazardous substances or pollutants into the environment. TelALL identified no CERCLIS hazardous waste sites on the Property or within a 0.5-mile radius of the Property.

A no further remedial action planned (NFRAP) site indicates a CERCLIS site that was designated as requiring no further agency action by the EPA. TelALL identified no NFRAP sites on the Property or within a 0.5-mile radius of the Property.

4.1.3 Resource Conservation and Recovery Information System Database

TelALL derived the data contained in this list from the Resource Conservation and Recovery Information System (RCRIS) database, which attempts to track the status of those regulated under the Resource Conservation and Recovery Act (RCRA). RCRA requires generators, transporters, treaters, storers, and disposers of hazardous waste to provide information concerning their activities to state environmental agencies, who, in turn, provide the information to regional and national EPA offices. The RCRA Treatment, Storage, or Disposal (RCRA-TSD) database is a subset of the RCRIS list that tracks facilities that fall under the treatment, storage, or disposal classification. TelALL reviewed the RCRA-TSD database for those facilities where treatment, storage, or disposal of hazardous waste takes place and found no RCRA-TSD facilities on the Property or within a 1.0-mile radius of the Property.

The RCRA Generators (RCRA-Gs) database is a subset of the RCRIS list that tracks facilities that generate or transport either small or large quantities of substances regulated under RCRA. RCRA classifies 3 generators, including conditionally exempt, small-quantity generators (CESQGs); small-quantity generators (SQGs); and large-quantity generators (LQGs). The CESQG produces less than 100 kilograms (kg) per month of hazardous waste; the SQG produces at least 100 kg per month, but less than 1000 kg per month of hazardous waste; and the LQG produces at least 1000 kg per month of hazardous waste. TelALL reviewed the RCRA-G database and found no facilities on the Property or within a 0.25-mile radius of the Property.



The Corrective Action (CORRACT) database lists RCRIS sites that are currently subject to or have in the past been subject to corrective action. No CORRACT sites were identified on the Property or within a 1.0-mile radius of the Property.

4.1.4 Emergency Response Notification System Database

The Emergency Response Notification System (ERNS) supports the release of notification requirements of Section 103 of CERCLA, as amended; Section 311 of the Clean Water Act; and Sections 300.51 and 300.65 of the National Oil and Hazardous Substances Contingency Plan. Additionally, ERNS serves as a mechanism to document and verify incident location information as initially reported, and is utilized as a direct source of easily accessible data needed for analyzing oil and hazardous substances spills. TelALL identified no documented ERNS incidents on the Property or within a 0.25-mile radius of the Property.

4.1.5 Texas Voluntary Cleanup Program and the Texas Innocent Owner/Operator Program

The Texas Voluntary Cleanup Program (TXVCP) was established to provide administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Because future lenders and landowners receive protection from liability to the State of Texas for cleanup of sites under the TXVCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or under-used properties may be restored to economically productive or community-beneficial uses. After cleanup, the parties receive a certificate of completion from the Texas Commission on Environmental Quality (TCEQ) stating that all lenders and future landowners who are not potentially responsible parties are released from all liability to the State. TelALL identified no TXVCP participants on the Property or within a 0.5-mile radius of the Property.

The Texas Innocent Owner/Operator Program (TXIOP) provides a certificate to an innocent owner or operator if his or her property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property and the owner or operator did not cause or contribute to the source or sources of contamination. TelALL identified no TXIOP participants on the Property or within a 0.5-mile radius of the Property.

4.1.6 Texas State Superfund Database

The Texas State Superfund (TXSSF) database is a list of sites that the State of Texas has identified for investigation or remediation. TXSSF sites are reviewed for potential upgrading to CERCLIS status by the EPA. TelALL identified no state or federal Superfund sites on the Property or within a 1.0-mile radius of the Property.

4.1.7 TCEQ Solid Waste Facilities and Unauthorized and Unpermitted Landfill Sites

The TCEQ Solid Waste Facilities (TXLF) listing, derived from the permit files of the TCEQ, contains known active and inactive solid waste disposal, transfer, and processing stations registered within municipalities and/or counties. Subchapter R of Chapter 361 of the State of



Texas Health and Safety Code regulates land use on sites determined to be, or contain, solid waste landfills. Based on a review of all available information developed during this Phase I ESA, Horizon found no evidence suggesting that a municipal solid waste landfill exists on the Property. TelALL identified no TXLF sites on the Property or within a 1.0-mile radius of the Property.

Unauthorized and Unpermitted Landfill (LFUN) sites have no permit and are considered abandoned. All information about these sites was compiled by Texas State University – San Marcos (formerly Southwest Texas State University) under contract with the TCEQ. TelALL identified no LFUN sites on the Property or within a 0.5-mile radius of the Property.

4.1.8 TCEQ Registered Storage Tanks

TelALL reviewed the TCEQ database listings that contain information on permitted Texas Underground Storage Tanks (TXUST), permitted Texas Aboveground Storage Tanks (TXAST), and known Texas Leaking Underground Storage Tanks (TXLUST). TelALL identified no TXASTs on the Property or within a 0.25-mile radius of the Property. No TXLUSTs were identified on the Property or within a 0.5-mile radius of the Property.

TelALL identified 2 TXUSTs within a 0.25-mile radius of the Property. Both TXUSTs are located at 12270 West State Highway 29, Liberty Hill, Williamson County, Texas (0.051 miles from the Property). Both TXUSTs reportedly contain gasoline and diesel fuels and are currently in use. Both are constructed of double-walled, fiberglass-reinforced plastic, and no leaks have been reported for either tank; therefore, it is Horizon's opinion that they would not have any adverse impacts to the Property. The owner of the facility is CST Stations Texas LLC, and they can be contacted at (320) 556-3944 if further information is desired.

4.1.9 TCEQ Spills List

The TCEQ tracks cases where emergency response is needed for cleanup of hazardous or potentially hazardous substance spills (TXSPILL). TelALL identified no TXSPILL cases on the Property or within a 0.25-mile radius of the Property.

4.1.10 Brownfields

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. TelALL identified no Brownfield sites on the Property or within a 0.5-mile radius of the Property.

4.1.11 Dry Cleaners

Texas House Bill 1366 (78th Legislature, 2003) created the Dry Cleaner Environmental Response Program. Codified in Texas Health and Safety Code (THSC) Chapter 374, the law, as amended, requires all dry cleaning drop stations and facilities in Texas to register with the TCEQ and implement new performance standards at their facilities as appropriate. It



also requires distributors of dry cleaning solvents to collect fees on the sale of dry cleaning solvents at certain facilities. TelALL identified no dry cleaner sites on the Property or within a 0.5-mile radius of the Property.

4.1.12 Indian Reservation Underground Storage Tanks

Permitted underground storage tanks on Indian land are tracked and maintained by the EPA. TelALL identified no Indian reservation underground storage tanks on the Property or within a 0.25-mile radius of the Property.

4.1.13 Federal or State IC/EC Registries

Institutional controls (ICs) are actions, such as legal controls, that help minimize the potential for human exposure to contamination by ensuring appropriate land or resource use. Engineering controls (ECs) may include various forms of caps, building foundations, liners, or treatment methods to create pathway elimination for regulated substances to enter environmental media or affect human health. As of the time of this report, no known federal or state databases specific to IC or EC records were available. However, any information on ICs or ECs related to findings of the government databases reported herein is included in the discussion of findings within the specific database above, as applicable.

4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

4.2.1 Oil and Gas Activity

Railroad Commission of Texas (RCT) records were investigated to determine the presence of active natural gas, crude oil, or refined product pipelines, as well as oil or gas wells that may exist on or within 1000 feet from the Property. The records reviewed did not indicate the presence of any of these structures on the Property or within 1000 feet of the Property (RCT, 2018).

4.2.2 Documented Water Wells

A review of the records of the Texas Water Development Board (TWDB) revealed no documented water wells on the Property and 2 wells within a 0.5-mile radius from the Property (TWDB, 2018). No evidence of water wells was observed on the Property during Horizon's site reconnaissance.

The results of this assessment do not preclude the existence of undocumented/abandoned wells. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.

4.3 PHYSICAL SETTING SOURCES

The Property is mapped on the US Geological Survey (USGS) Liberty Hill, Texas, topographic quadrangle (USGS, 1979) (Figure 4-1). Surface elevation ranges from approximately 1011 to 1036 feet above mean sea level. The Property is in the Lower South Fork San Gabriel River Watershed (EPA, 2018), with surface water flow in a northwest-to-southeast direction into a tributary of South Fork San Gabriel River. None of the Property lies within the Federal Emergency Management Agency (FEMA) 100-year floodplain boundaries (FEMA, 2008).

The Property is found within the Edwards Aquifer Contributing Zone (TCEQ, 2005a). The Contributing Zone of the Edwards Aquifer includes all watersheds that feed runoff into rivers and streams that flow over the Recharge Zone (TCEQ, 2005b). These areas are generally north and west of the Recharge Zone.

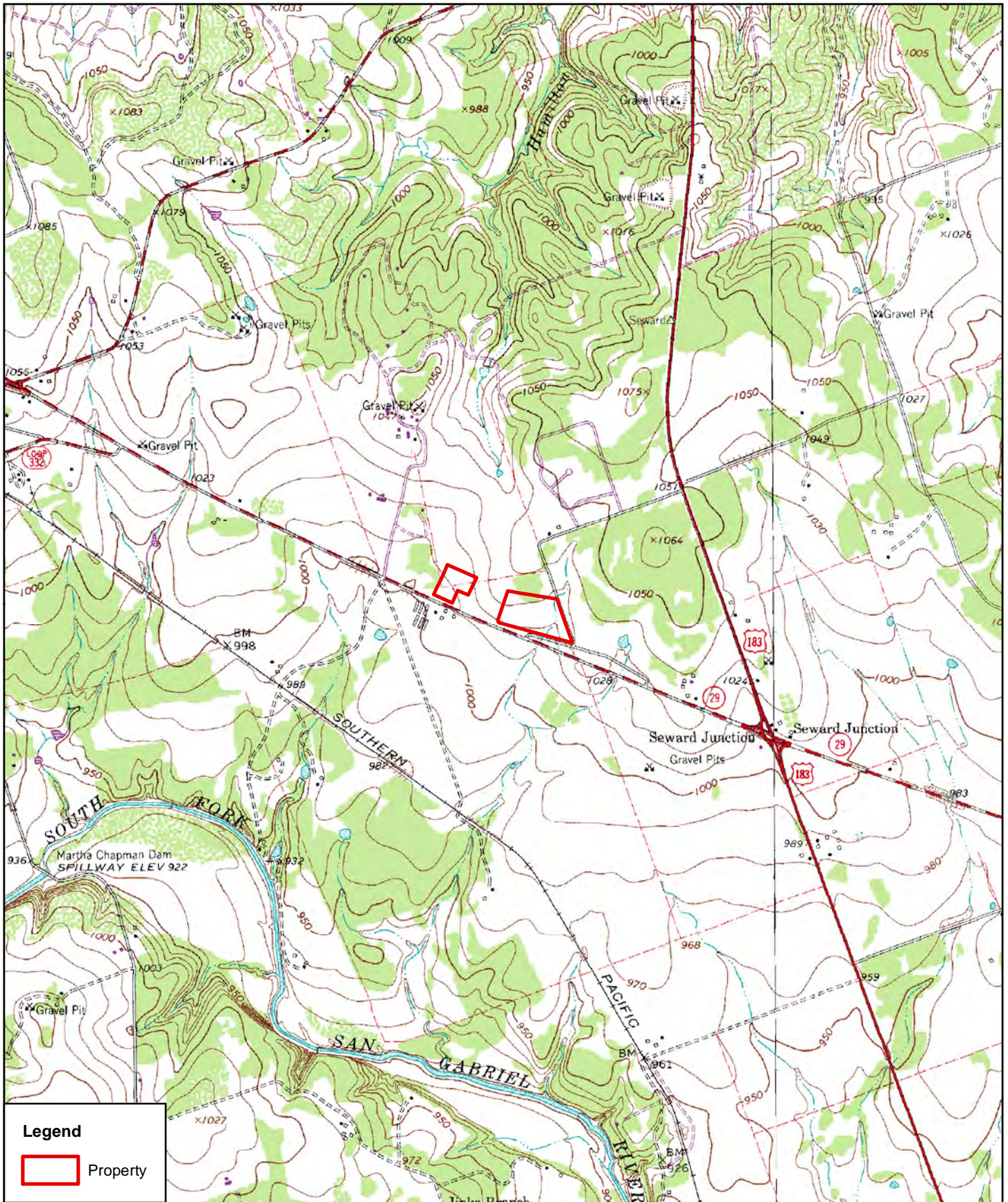
The Property is located within the Cross Timbers ecological area of Texas (Gould, 1975) and the Oak-Mesquite-Juniper-Parks/Woods vegetational area of Texas (McMahan et al., 1984).

Geologically, the Property is underlain by the following:

**TABLE 4-2
GEOLOGY**

Unit	Period	Epoch	Description
Bee Cave Marl (Kbc) (Fredericksburg Group)	Cretaceous	Lower Cretaceous	Lithologically and faunally similar to Keys valley Marl, except <i>Exogyra texana</i> are more abundant and ammonites are scarce; thickness 25 to 40 feet
Glen Rose Formation (Kgr[u]) — C — (Kgr[l])	Cretaceous	Lower Cretaceous	Limestone, dolomite, and marl subdivided into 2 units by <i>Corbula</i> bed C; alternating resistant and recessive beds forming stairstep topography; limestone aphanitic to fine grained, hard to soft and marly, light gray to yellowish gray; dolomite, fine grained, porous, yellowish brown; marine megafossils include molluscan steinkerns, rudistids, oysters, and echinoids; upper part, relatively thinner bedded, more dolomitic, and less fossiliferous than the lower part, thickness about 220 feet; lower part more massive and about 160 feet thick, includes at top <i>Corbula</i> bed, C, with abundant steinkerns of <i>Corbula harveyi</i> (Hill) in an interval up to 5 feet thick; thickness of Glen Rose Formation 380± feet

Source: UT-BEG, 1995



Legend
 Property




Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	USGS, 1979

Figure 4-1
 Topographic Map
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas



0 1,000 2,000

 Feet

Mapped soils on the Property include the following:

**TABLE 4-3
SOILS**

Soil Name	Soil Type	Soil Depth (feet)	Underlying Material	Permeability	Available Water Capacity	Shrink-Swell Capacity
Denton silty clay, 1 to 3% slopes (DnB)	silty clay loam	0 to 3.0	fractured limestone and limy material	slow	moderate	high
Doss silty clay, 1 to 5% slopes (DoC)	silty clay	0.2 to 1.7	weakly cemented limy earth interbedded with fragments of limestone	moderately slow	low	low
Eckrant cobbly clay, 1 to 8% slopes (EaD)	cobbly clay	up to 1.2	coarsely fractured indurated limestone	moderate	very low	moderate

Source: NRCS, 2018

4.4 HISTORICAL USE INFORMATION ON THE PROPERTY AND ADJOINING PROPERTIES

Horizon conducted an examination of available historical use information, including ownership records, aerial photography, to develop a history of the previous uses of the Property and the surrounding area to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. ASTM Practice E1527-13 calls for identification of all obvious uses of the Property from the present to the Property’s obvious first “developed use” or 1940, whichever is earlier. For the purpose of identifying the historical uses of the Property, Section 8.3.2 of ASTM Practice E1527-13 defines the term “developed use” to include agricultural uses and placement of fill onto the Property. Section 8.3.2.1 of ASTM Practice E1527-13 does not require a review of standard historical sources at less than approximately 5-year intervals. If the specific use of the site appears unchanged over a period longer than 5 years, then ASTM Practice E1527-13 does not require research of the use during that period. A standard historical source may be excluded if the source is not reasonably ascertainable, or if past experience indicates that the source is not likely to be sufficiently useful, accurate, or complete.

4.4.1 Standard Historical Sources

4.4.1.1 Title Records

Historical ownership records are reviewed to develop a history of the previous uses of the Property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property, as well as to identify any environmental liens associated with the Property.



The User did not provide historical chain-of-title documentation for the Property during this assessment or request that Horizon obtain such documentation on its behalf. A review of publicly available WCAD records indicate that the Property has been owned by private individuals or land development interests since 1975, and that the Property is currently owned by Liberty Hill Stonewall Partners LP, as recorded in a warranty deed filed 9 October 2013, in Volume 629, Page 225 of the Official Public Records of Williamson County, Texas (WCAD, 2018) (Appendix E). A review of the WCAD data produced no evidence suggesting an owner who may have conducted activities resulting in recognized environmental conditions for the Property since 1975. No easements or leases of environmental concern and no environmental liens were noted in the WCAD records.

4.4.1.2 Historical Aerial Photography

Horizon reviewed historical aerial photographs dated 1942, 1953, 1962, 1976, 1988, 1995, 2004, 2012, and 2018, originally prepared by the Agricultural Stabilization and Conservation Service (ASCS), the US Army Map Service (AMS), Texas Natural Resources Information System (TNRIS), US Department of Agriculture (USDA), Image Trader, and USGS.

In the 1942 aerial photograph (Figure 4-2), the Property and surrounding lands appeared to be agricultural fields. State Highway 29 was visible along the southern borders of the Property. Horizon did not observe evidence of recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 1953, 1962, 1976, 1988, 1995, and 2004 aerial photographs (Figures 4-3 through 4-8) revealed no significant visible changes to the Property or immediately surrounding properties. A structure was observed northwest of the Property in the 1976 photograph, but appeared to have been removed by the time of the 1988 photograph. Horizon did not observe evidence of recognized environmental conditions on or adjacent to the Property while reviewing the aerial photographs.


The 2012 aerial photograph (Figure 4-9) revealed no significant visible changes to the Property. Stonewall Parkway was developed between the 2 tracts of the Property, providing access to a single-family residential community and Bill Burden Elementary School to the north. Horizon did not observe evidence of recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 2018 aerial photograph (Figure 4-10) revealed no significant visible changes to the Property. Commercial development (a Valero gas station and an AutoZone retail store) was visible between the 2 tracts of the Property. Horizon did not observe evidence of recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.



State Highway 29

Legend


 Property



Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	ASCS, 1942

Figure 4-2
 1942 Aerial Photograph
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas




0 350 700
 Feet



State Highway 29

Legend


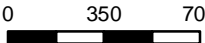
 Property



Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	AMS, 1953

Figure 4-3
 1953 Aerial Photograph
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas

0 350 700
Feet



Legend

 Property



Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	USGS, 1962

Figure 4-4
 1962 Aerial Photograph
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas




0 350 700
 Feet



State Highway 29

Legend


 Property



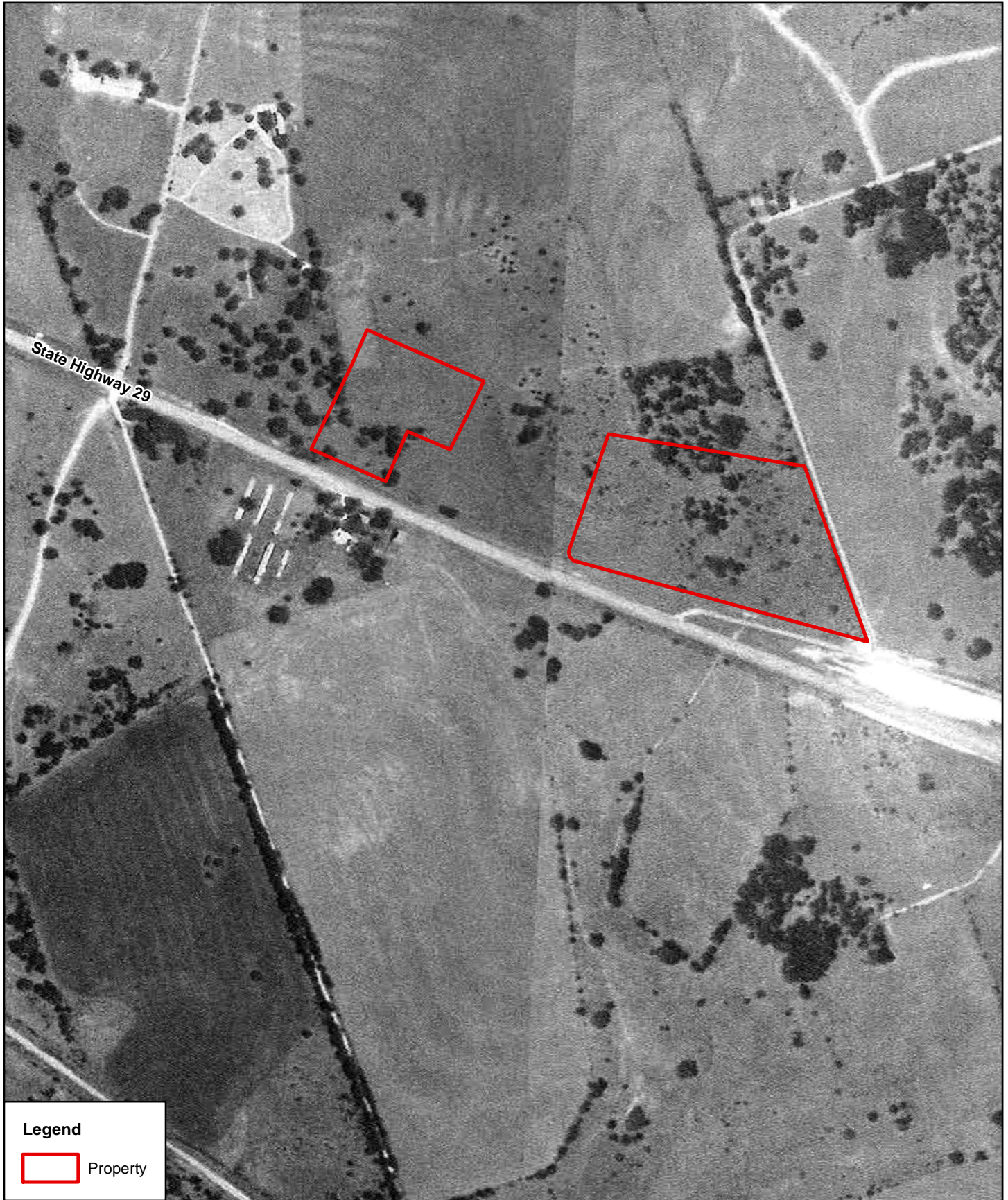
Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	TXDOT, 1976


Figure 4-5
 1976 Aerial Photograph
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas



0 350 700
 Feet



Legend


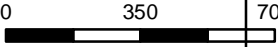
 Property



Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	TXDOT, 1988

Figure 4-6
 1988 Aerial Photograph
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas

0 350 700
Feet



State Highway 29

Legend

 Property



Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	USGS, 1995

Figure 4-7
 1995 Aerial Photograph
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas




0 250 500
 Feet



State Highway 29

Legend


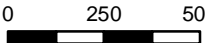
 Property



Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	Image Trader, 2004

Figure 4-8
 2004 Aerial Photograph
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas

0 250 500
Feet



Legend


 Property



Environmental Services, LLC

Date:	12/12/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	USDA, 2012


Figure 4-9
 2012 Aerial Photograph
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas



0 250 500
 Feet



Legend


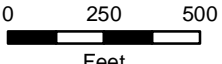
 Property



Environmental Services, LLC

Date:	12/17/2018
Drawn:	GLS
HJN NO:	180004.001PI
Source:	TNRIS, 2018

Figure 4-10
 2018 Aerial Photograph
 Rockspring Development Liberty Hill
 12330 West State Highway 29 and
 11730 West State Highway 29
 Liberty Hill, Williamson County, Texas

0 250 500
Feet



4.4.1.3 Fire Insurance Maps

The Sanborn Company published fire insurance maps for urban areas designed for use by companies offering fire insurance policies. The maps show the size, shape, and construction materials of a structure; land use; and other independent improvements, such as gasoline storage tanks. The maps were originally published in the 1930s and updated periodically through at least the 1950s. Because Sanborn maps were limited to the core of major metropolitan areas, it is highly unlikely any maps would be available for the Property. Therefore, Horizon did not review published fire insurance maps for the Property.

4.4.1.4 Local Street Directories

Local street directories are published by private (or sometimes government) sources and show ownership and/or use of a specific property for each year by reference to its street address. The ownership and/or use of a specific property listed in the local street directory are used to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. With the exception of sparse, rural single-family residences, the Property and most of the immediately adjacent properties do not appear to have been previously developed for occupied purposes. Still, because of recent residential and commercial development in the area, Horizon contracted TelALL to conduct a local street directory search from the 11630 to 12430 block of West State Highway 29. No listings were found (see Appendix E).

4.4.1.5 Prior Assessment

Horizon conducted previous Phase I ESAs on a bigger tract of land that included the current Property in November 2004 and July 2016. The previous Phase I ESAs did not reveal any recognized environmental conditions and found the Property to have a low probability for environmental risk related to significant levels of hazardous substances or petroleum products (Horizon, 2004 and 2016).

4.4.2 Data Failure

According to ASTM Practice E1527-13, “data failure” occurs when the historical research objectives of the practice have not been met. Data failure is not uncommon in trying to identify the use of the Property at 5-year intervals back to first use or 1940 (whichever is earlier).

Data failure was encountered during the historical land use analysis. However, information obtained through the review of available standard historical sources, participant interviews, and a site reconnaissance indicates that current and historical uses of the Property have likely been limited to vacant rangeland, and it is unlikely that any previous use of the Property may have involved the use, storage, or disposal of significant quantities of hazardous materials or petroleum products. Therefore, it is Horizon’s opinion that the data failure has not significantly impacted the Environmental Professional’s ability to identify recognized environmental conditions in connection with the Property.



5.0 INTERVIEWS

5.1 INTERVIEW WITH OWNER/KEY SITE MANAGER

A Phase I ESA Landowner/Occupant Interview Questionnaire was completed on 5 November 2018 by Mr. Bill Chapman, the president of the firm that currently owns the Property. Mr. Chapman's responses to the interview questions indicated that he had no knowledge of any potential recognized environmental conditions in connection with the Property. The completed Landowner/Occupant Interview Questionnaire is provided in Appendix F.

5.2 INTERVIEWS WITH CURRENT OCCUPANTS

As no occupants are currently associated with the Property, occupant interviews were not conducted.

5.3 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Horizon contacted the City of Liberty Hill to request information on recorded incidents that may indicate a release of hazardous materials or petroleum products on the Property or adjacent properties. At the time of this report, the City of Liberty Hill has not responded to the request.



6.0 SITE RECONNAISSANCE

Horizon conducted a site reconnaissance on 18 December 2018. Horizon also reviewed immediately adjacent lands, to the extent possible from the boundaries of the Property, to observe any existing or potential sources of off-site contamination that may affect the Property. Horizon's Phase I ESA Site Reconnaissance Checklist is provided in Appendix G. On-site photographs are provided in Appendix C.

6.1 METHODOLOGY AND LIMITING CONDITIONS

A pedestrian reconnaissance of the Property was conducted, as well as visual observation of immediately adjacent lands from the boundaries of the Property. No conditions were encountered that would have limited Horizon's ability to observe the Property.

6.2 GENERAL SITE SETTING

The Property is generally described as 2 tracts comprising approximately 16.3 total acres of vacant land within an area that is experiencing rapid residential and commercial development

6.2.1 Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Observable geologic, hydrogeologic, hydrologic, and topographic conditions on the Property were generally consistent with the findings of our literature review (see Section 4.3).

6.2.2 Property Uses

6.2.2.1 Current Use of the Property

The Property was vacant at the time of Horizon's site reconnaissance, and no current use of the Property was evident.

6.2.2.2 Past Uses of the Property

Information obtained during the review of standard historical sources, participant interviews, and the site reconnaissance indicates that past uses of the Property likely included rangeland. It is Horizon's opinion that this past use is unlikely to have involved the use, treatment, storage, disposal, or generation of significant quantities of hazardous substances or petroleum products on the Property.

6.2.2.3 Current/Past Uses of Adjoining Properties

An aerial view of the Property and adjoining land use, dated 2018, is provided in Section 4.4.1.2 (see Figure 4-10).



During the site reconnaissance, Horizon observed the following land uses on adjoining properties:

- NORTH: Single-family residences, Quarry Rock Loop, and Bill Burden Elementary School;
- SOUTH: State Highway 29, commercial real estate, and single-family residences;
- EAST: Single-family residences, AutoZone retail store, and Valero gas station;
- WEST: Meridell Achievement Center and single-family residences.

On adjoining properties, Horizon did not observe any industrial uses or other uses likely to involve the use, treatment, storage, or generation of significant quantities of hazardous substances or petroleum products.

The review of historical aerial photography and participant interviews indicates that past uses of adjoining properties were likely as rangeland and single-family residences. No evidence of potential recognized environmental conditions on adjacent properties was revealed through a review of historical sources, interviews, or visual inspection from the Property's boundaries during the site reconnaissance.

6.2.2.4 Current/Past Uses of Surrounding Area

The surrounding area in general is dominated by commercial properties and single-family residential communities. The surrounding area appears to have been historically used for rangeland.

6.2.3 Improvements

Man-made improvements observed on the Property or its boundaries include the following:

**TABLE 6-1
IMPROVEMENTS OBSERVED ON THE PROPERTY**

Appendix C Photo Number(s)	Description
1	A water line and sewage line run along the southern border of the Property.
2	The Property has been cleared.
N/A	State Highway 29 runs along the southern border of the Property. Stonewall Parkway runs between the 2 tracts.

No structures, roads (paved or unpaved), potable water supply sources, or sewage disposal systems were observed on the Property during the site reconnaissance.



6.3 SITE FINDINGS

6.3.1 Exterior Observations

On or immediately adjacent to the Property, Horizon did *not* observe any of the following exterior features or conditions, which ASTM Practice E1527-13 identifies as potential recognized environmental conditions:

- Evidence of current or past industrial or manufacturing uses
- Pits, ponds, or lagoons
- Stained soil or pavement
- Stressed vegetation
- Oil/gas wells
- Water wells
- Evidence of pipelines
- Septic systems
- Piles of debris or other evidence of solid waste disposed on site
- Evidence of wastewater discharges within, onto, or off of the Property
- Hazardous substances, petroleum products, or associated containers
- Storage drums
- Unidentified substance containers
- Storage tanks, vent pipes, or fill pipes
- Electrical transformers
- Hydraulic equipment or other equipment likely to contain polychlorinated biphenyl oils (PCBs)
- Strong, pungent, or noxious odors
- Pools of liquid suspected of containing hazardous materials or petroleum products

6.3.2 Interior Observations

As no structures were observed on the Property, interior inspections prescribed by ASTM Practice E1527-13 were not conducted during the site reconnaissance.



7.0 DATA GAPS

According to ASTM Practice E1527-13, a “data gap” occurs when the environmental professional is unable to obtain information required by the practice despite good-faith efforts to gather such information.

While data failure was encountered during the historical land use analysis, information obtained through the review of available standard historical sources, participant interviews, and a site reconnaissance was sufficient in determining the current and historical uses of the Property. No significant data gaps were encountered in the process of conducting this Phase I ESA that would affect Horizon’s ability to identify recognized environmental conditions.



8.0 LIMITING CONDITIONS/DEVIATIONS

ASTM Practice E1527-13 requires the User to either (1) engage a title company or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens or activity and use limitations currently recorded against or relating to the property; or (2) negotiate such an engagement of a title company or title professional as an addition to the scope of work to be performed by the environmental professional. The User indicated that it did not conduct a search for environmental liens or AULs (see User Questionnaire, Appendix B), and did not consent to adding the search to Horizon's scope of work for an additional fee. Excluding this search from the assessment constitutes a deviation from the ASTM scope; however, it is Horizon's opinion that other data collected during this assessment have provided a sufficient basis for determination of the Property's condition, and that excluding the search has not significantly impacted Horizon's ability to identify recognized environmental conditions in connection with the Property.



9.0 FINDINGS AND CONCLUSIONS

Horizon has performed a Phase I ESA of the Property in conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

The following findings are worthy of note but are not considered recognized environmental conditions:

**TABLE 9-1
NON-REC FINDINGS**

Appendix C Photo Number(s)	Description	REC, CREC, or HREC?*
1	A water line and sewage line run along the southern border of the Property.	No

* REC = recognized environmental condition
CREC = controlled recognized environmental condition
HREC = historical recognized environmental condition



Environmental Services, LLC

10.0 OPINION OF ENVIRONMENTAL PROFESSIONAL

Based upon a review of regulatory records, historical use information, interviews, User-provided information, and a site reconnaissance, the Property was found to have a low probability for environmental risk related to significant levels of hazardous substances or petroleum products, and further assessment is not warranted at this time.



11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

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

For Horizon Environmental Services, Inc.

Greg Sherrod
Ecological Project Manager, EP¹

11 April 2019

Date

C. Lee Sherrod
Senior Project Manager, EP

11 April 2019

Date

¹ Qualified Environmental Professional under ASTM Practice E1527-13



12.0 PARTICIPATING PERSONNEL

Horizon’s participating personnel for this Phase I ESA are listed below. Qualifications of the Environmental Professional are provided in Appendix H.

<u>PERSON</u>	<u>PARTICIPATION</u>
C. Lee Sherrod, Senior Project Manager, EP ¹	Project Manager Technical Review
Scott Flesher, Ecological Program Manager, EP.....	Field Investigation
Greg Sherrod, Ecological Project Manager, EP.....	Records Search Report Author Drafting
Bridgette Miller, Technical Editor	Final Report Preparation

¹ Qualified Environmental Professional under ASTM Practice E1527-13



13.0 REFERENCES

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- (USGS) US Geological Survey. 7.5-minute series topographic maps, Liberty Hill, Texas, quadrangle. 1962; revised 1979.
- _____. Aerial photography, Williamson County, Texas. 1962 and 1995.
- (UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet, Francis Luther Whitney Memorial Edition. 1974; reprinted 1995.
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APPENDIX A

PHASE I ESA

SCOPE OF SERVICES AND LIMITED GLOSSARY OF TERMS



SCOPE OF WORK PHASE I ENVIRONMENTAL SITE ASSESSMENT

The following presents the 4 principal components of Horizon's scope of work for the performance of a Phase I Environmental Site Assessment (ESA). Horizon's Phase I ESA is performed in conformance with the scope and limitations of ASTM Practice E1527-13.

1.0 Records Review

A review of reasonably ascertainable environmental and historical use information from corporate and/or governmental records related to the Property is performed. Standard sources of information (e.g., various federal, state, local, and tribal governmental agencies) and search distances from the Property adhere to those specified in ASTM Practice E1527-13, as applicable. Sources of information reviewed include the following, as applicable and reasonably ascertainable:

- 1.1 Standard Environmental Record Sources (Federal and State)
 - 1.1.1 National Priority List Database
 - 1.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System Database
 - 1.1.3 Resource Conservation and Recovery Information System Database
 - 1.1.4 Emergency Response Notification System Database
 - 1.1.5 Texas Voluntary Cleanup Program and the Texas Innocent Owner/Operator Program
 - 1.1.6 Texas State Superfund Database
 - 1.1.7 TCEQ Solid Waste Facilities and Unauthorized and Unpermitted Landfill Sites
 - 1.1.8 TCEQ Registered Storage Tanks
 - 1.1.9 TCEQ Spills List
 - 1.1.10 Brownfields
 - 1.1.11 Dry Cleaners
- 1.2 Additional Environmental Record Sources
 - 1.2.1 Oil and gas activity records
 - 1.2.2 Documented water wells and information concerning known or potentially contaminated wells
 - 1.2.3 Other local record sources as applicable and reasonably ascertainable
- 1.3 Physical Setting Sources
 - USGS topographic map and description of general topography
 - USDA mapped soils information
 - FEMA flood hazard mapping information
- 1.4 Standard Historical Sources
 - Historical chain-of-title documentation
 - Historical aerial photography
 - Fire insurance maps
 - Local street directories
 - Other standard historical sources (may include sources such as USGS topographic maps, property tax files, local building department records, local zoning/land use records, or information from prior ESAs conducted on the Property)

2.0 Interviews



Horizon makes a reasonable attempt to interview current owners and occupants of the Property. Selection of persons to be interviewed follows the guidance provided in ASTM Practice E1527-13.

- 2.1 Interview with Owner/Key Site Manager
- 2.2 Interview(s) with current occupants
- 2.3 Interview(s) with local government officials
- 2.4 Interview(s) with others, as deemed necessary by the Environmental Professional under ASTM Practice E1527-13

3.0 Site Reconnaissance

A site reconnaissance is performed on the Property, including observation of physical conditions of the land and any structures or improvements on the Property, and immediately adjacent properties as accessible or visible, for potential indicators of recognized environmental conditions. Representative photographs of the Property and immediately adjacent properties are taken to document conditions existing at the time of the site reconnaissance. Observed indications of current and past uses of the Property and adjoining properties, as accessible or visible, are noted. Certain features/conditions that may exist on the Property are documented, including, but not limited to, the following:

- 3.1 General Site Setting
 - 3.1.1 Geologic, hydrogeologic, hydrologic, and topographic conditions
 - 3.1.2 Property uses
 - Current/past uses of the Property
 - Current/past uses of adjoining properties
 - Current/past uses of surrounding area
 - 3.1.3 Structures on the Property
 - 3.1.4 Roads and parking areas on the Property
 - 3.1.5 Potable water supply
 - 3.1.6 Sewage disposal system
- 3.2 Exterior Observations
 - 3.2.1 Pits, ponds, or lagoons
 - 3.2.2 Stained soil or pavement
 - 3.2.3 Stressed vegetation
 - 3.2.4 Evidence of solid waste
 - 3.2.5 Evidence of wastewater discharges
 - 3.2.6 Wells
 - 3.2.7 Septic systems
 - 3.2.8 Hazardous substances or petroleum products
 - 3.2.9 Hazardous substance or petroleum products containers
 - 3.2.10 Storage tanks, vent pipes, and fill pipes
 - 3.2.11 Equipment likely to contain polychlorinated biphenyl oils (PCBs)
 - 3.2.12 Strong, pungent, or noxious odors
 - 3.2.13 Pools of liquid
- 3.3 Interior Observations
 - 3.3.1 Heating/cooling facilities
 - 3.3.2 Stains or corrosion
 - 3.3.3 Floor drains and sumps
 - 3.3.4 Hazardous substances or petroleum products
 - 3.3.5 Hazardous substance or petroleum products containers



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- 3.3.6 Storage tanks, vent pipes, and fill pipes
- 3.3.7 Equipment likely to contain PCBs
- 3.3.8 Strong, pungent, or noxious odors
- 3.3.9 Pools of liquid

4.0 Report

Two copies of a written report are prepared presenting the findings of the Phase I ESA. The report includes the following:

- 4.1 Description of the Property
 - 4.1.1 Location and legal description
 - 4.1.2 Site and vicinity general characteristics
 - 4.1.3 Current use of the Property
 - 4.1.4 Description of structures, roads, and other improvements on the Property
 - 4.1.5 Current uses of the adjoining properties
- 4.2 User-provided Information
 - 4.2.1 Historical chain-of-title documentation
 - 4.2.2 Environmental liens or activity and use limitations (AULs)
 - 4.2.3 Specialized knowledge
 - 4.2.4 Commonly known or reasonably ascertainable information
 - 4.2.5 Purchase price vs. fair market value of the Property
 - 4.2.6 Owner, property manager, and occupant information
 - 4.2.7 Reason for performing the Phase I ESA
 - 4.2.8 Other User-provided information
- 4.3 Discussion of findings from Records Review, Interviews, and Site Reconnaissance
- 4.4 Identification of any significant data gaps
- 4.5 Identification of any deviations from ASTM Practice E1527-13
- 4.6 Findings and Conclusions
- 4.7 Opinion of the Environmental Professional
- 4.8 Signature of the Environmental Professional
- 4.9 Qualifications of the Environmental Professional



PHASE I ESA LIMITED GLOSSARY OF TERMS

The terms below may be found in the Phase I ESA report. They are defined by ASTM Standard Practice E1527-13 as follows. This should not be considered a comprehensive list of terms.

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

controlled recognized environmental condition – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

data failure – a failure to achieve the historical research objectives prescribed by the practice, even after reviewing standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. Data failure is not uncommon in trying to identify the use of the property at 5-year intervals back to first use or 1940 (whichever is earlier).

data gap – a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the practice.

de minimis condition – a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

environmental lien – a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property.

historical recognized environmental condition – a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

recognized environmental condition – the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment;



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(2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

user – the party seeking to use Practice E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of the practice.



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APPENDIX B

USER-PROVIDED INFORMATION DOCUMENTS

Phase I ESA User Questionnaire

Table with 2 columns: HPN, HJN and PM, Date Rec'd: 11/30/2018

PHASE I ESA USER QUESTIONNAIRE

ASTM Practice E 1527-05 defines the User as the party seeking to use Practice E 1527-05 to complete an environmental site assessment of the Property. In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), 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. This form, as completed by the User, will be attached to the Phase I ESA report.

Instructions: Please complete form, print, sign, and FAX to 512-328-1804.

1. Environmental cleanup liens against the Property (40 CFR 312.25)

Have you conducted a search for environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state, or local law? [] Yes [x] No

Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state, or local law? [] Yes (Explain below) [x] No

Empty rectangular box for explanation.

2. Activity and land use limitations (AULs) on the Property (40 CFR 312.25)

Have you conducted a search for AULs such as engineering controls, land use restrictions, or institutional controls that are in place for the Property, or filed/recorded in any registry under federal, tribal, state, or local law?

[] Yes [x] No

Are you aware of any AULs that are in place for the Property or filed/recorded in such registries?

[] Yes (Explain below) [x] No

Empty rectangular box for explanation.

3. Specialized knowledge or experience of 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? [] Yes (Explain below) [x] No

Empty rectangular box for explanation.

4. Relationship of purchase price to fair market value (40 CFR 312.29)

Does the purchase price being paid for the Property reasonably reflect the fair market value of the Property if it were not contaminated? [x] Yes [] No

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 [x] No

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 the Property? [] Yes (Explain below) [x] No

Empty rectangular box for explanation.

(b) Do you know of specific chemicals that are present or once were present at the Property?

[] Yes (Explain below) [x] No

Empty rectangular box for explanation.

(c) Do you know of spills or other chemical releases that have taken place at the Property?

[] Yes (Explain below) [x] No

Empty rectangular box for explanation.

Horizon Environmental Services, Inc.

(d.) Do you know of any environmental cleanups that have taken place at the Property?
 Yes (Explain below) No

6. 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)

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?
 Yes (Explain below) No

7. Litigation, administrative proceedings, or notices from government entities (ASTM E 1527-05 §10.9)

As the User, are you aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property? Yes (Explain below) No

Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? Yes (Explain below) No

8. Reason for requesting the Phase I ESA (ASTM E 1527-05 §6.7)

As the User, are you requesting this ESA be performed for the purpose of qualifying for one of the Landowner Liability Protections to CERCLA liability? Yes No

If no, please explain reason for requesting performance of the Phase I ESA:

As the User, are you requesting additional non-ASTM-scope considerations (business-related risks such as the potential for occurrence of asbestos, radon, wetlands, cultural resources, threatened or endangered species habitat) be evaluated during this Phase I ESA? Yes No

REQUIRED INFORMATION:

IDENTIFICATION OF USER AND SIGNATURE OF PERSON COMPLETING USER QUESTIONNAIRE

Signature: <u>Michael P. Ross</u> <small>Digitally signed by Michael P. Ross Date: 2018.11.30 11:34:08 -06'00'</small>	Printed Name: <u>Michael P. Ross</u>
Representing: <u>Rockspring Development</u> <small>(Name of Firm, if any)</small>	Title: <u>Manager of Due Diligence and Entitlement</u>
Address: <u>3200 Southwest Freeway, Suite 3000</u>	Date: <u>11/30/2018</u>
City, State, ZIP: <u>Houston Tx 77027</u>	

PLEASE SIGN AND RETURN VIA FAX TO HORIZON ENVIRONMENTAL SERVICES: 512-328-1804

This form has been developed using the standards in ASTM Practice E 1527-05 for the purpose of supporting a Phase I Environmental Site Assessment to satisfy the federal "All Appropriate Inquiries" rule.

References:

(ASTM) American Society for Testing and Materials. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate*, 5th Edition, E 1527-05. West Conshohocken, PA: ASTM, 2006.

US Environmental Protection Agency. "Standards and Practices for All Appropriate Inquiries; Final Rule." 40 CFR Part 312. 1 November 2005.

HPN _____



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APPENDIX C

PHOTOGRAPHS FROM SITE RECONNAISSANCE



PHOTO 1
Water line running along the southern border of the Property



PHOTO 2
Typical view of the Property



Environmental Services, LLC

APPENDIX D

GOVERNMENT AGENCY RECORDS

TelALL Environmental Data Search Report



Environmental Data Search

for the site

Liberty Hill Properties

12330 West State Highway 29 and 11730 West State Highway 29, Liberty Hill, TX

LJAES004-180004.001PI

performed for

Horizon Environmental Services

12/14/2018

HESS8365

www.TelALL.net

(800) 583-0004 by fax (888) 756-7647

Preface

This document of environmental concerns near 12330 West State Highway 29 and 11730 West State Highway 2 reports findings of the TelALL data search, prepared on the request of Horizon Environmental Services.

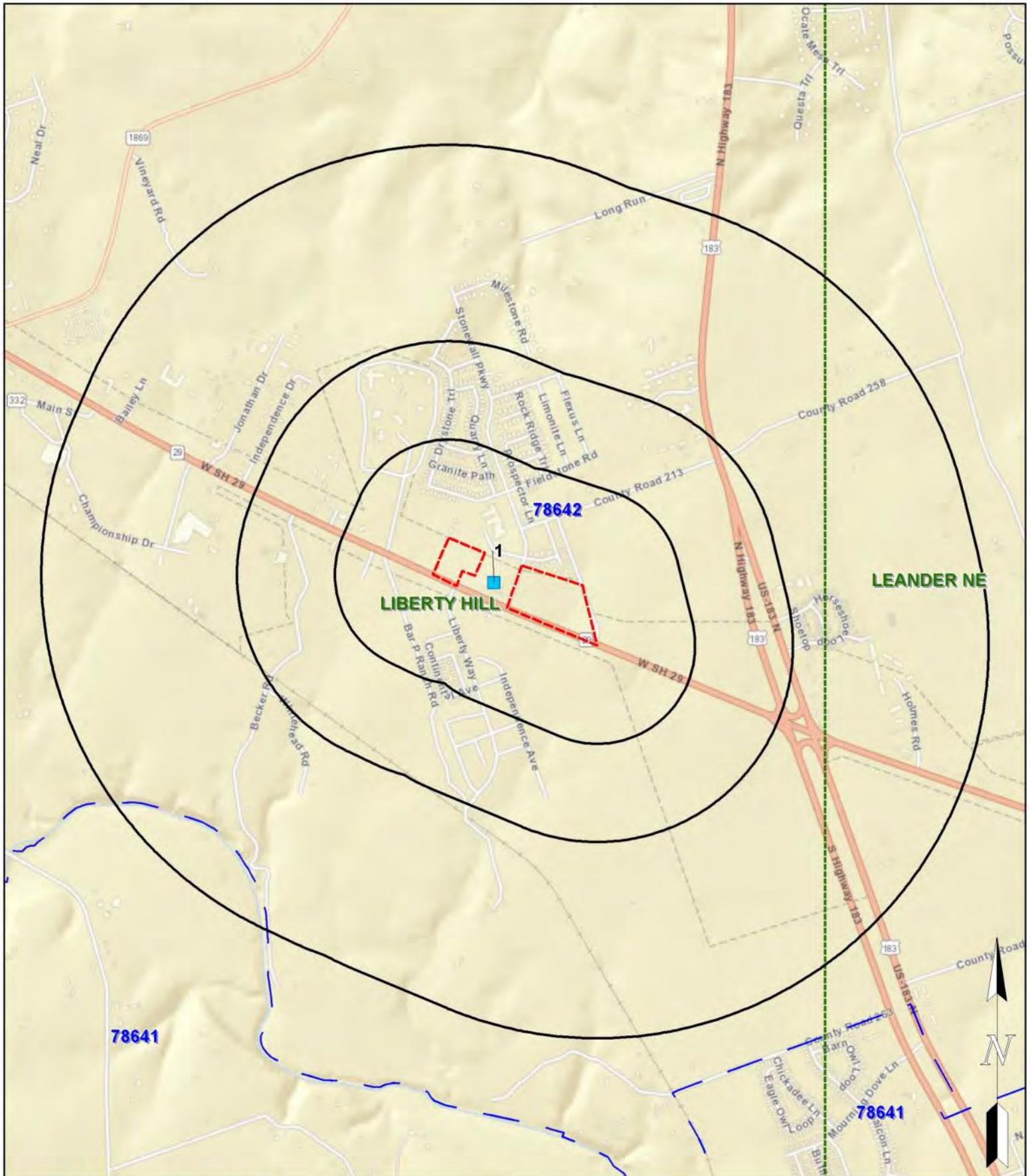
TelALL Corporation (TelALL) has designed this document to assist in complying with AAI and ASTM standard E 1527 - 13 (Accuracy and Completeness) and has used all available resources, but makes no claim to the entirety or accuracy of the cited government, state, or tribal records. Our databases are updated at least every 90 days or as soon as possible after publication by the referenced agencies. The following fields of governmental, state, and tribal databases may not represent all known, unknown, or potential sources of contamination to the referenced site. Many different variables effect the outcome of the following document. TelALL maintains extremely high standards, and stringent procedures that are used to search the referenced data. However, TelALL reserves the right at any time to amend any information related to this report. If there is a need for further information regarding this report, or for any customer support please call TelALL at 800.583.0004 for assistance.

This report is divided into the following components:

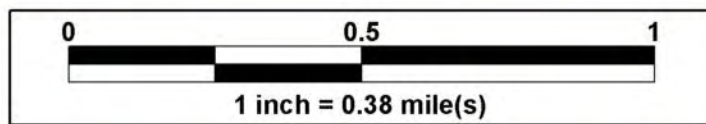
- MAP** Identified geocodeable findings relative to this data search.
- SUMMARY 1** Sorting of the identified sites by distance from the subject site.
- FINAL** A description of each database and a detailed explanation of findings.

Sources

Database	Acronym	Last Updated	Minimum Search Distance	Findings
National Priority List	NPL	09/2018	1	0
Comprehensive Environmental Response, Compensation, and Liability Information System	CERCLIS	09/2018	0.5	0
No Further Remedial Action Planned	NFRAP	09/2018	0.5	0
Resource Conservation and Recovery Information System - Treatment Storage or Disposal	RCRA TSD	07/2018	1	0
Corrective Action	CORRACT	07/2018	1	0
Resource Conservation and Recovery Information System - Generators	RCRA-G	07/2018	0.25	0
Emergency Response Notification System	ERNS	08/2018	0.25	0
Texas Voluntary Cleanup Program	TXVCP	07/2018	0.5	0
Innocent Owner/Operator Program	TXIOP	07/2018	0.5	0
Texas State Superfund	TXSSF	08/2018	1	0
TCEQ Solid Waste Facilities	TXLF	09/2018	1	0
Unauthorized and Unpermitted Landfill Sites	LFUN	09/2018	0.5	0
Leaking Underground Storage Tanks	TXLUST	08/2018	0.5	0
Texas Underground Storage Tanks	TXUST	08/2018	0.25	2
Texas Above Ground Storage Tanks	TXAST	08/2018	0.25	0
Texas Spills List	TXSPILL	09/2018	0.25	0
Brownfield	BRNFD	07/2018	0.5	0
Dry Cleaner	DRYC	08/2018	0.5	0
Indian Reservation Underground Storage Tanks	IRUST	08/2018	0.25	0



- | | | |
|-----------|---------|---------|
| CERCLIS ▲ | BRNFD ● | ERNS ■ |
| CORRACT | DRYC | IRUST |
| NFRAP | IRLUST | RCRA-G |
| NPL | LFUN | TXAST |
| RCRA TSD | TXIOP | TXSPILL |
| TXLF | TXLUST | TXUST |
| TXSSF | TXVCP | |



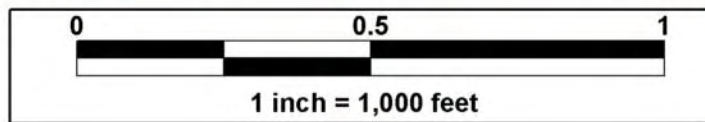
Site Locations are Approximate Only

--- Site
 - - - - Topo Quad Boundary
 - - - - Zip Code Boundary

(800) 583-0004 WWW.TEALL.NET



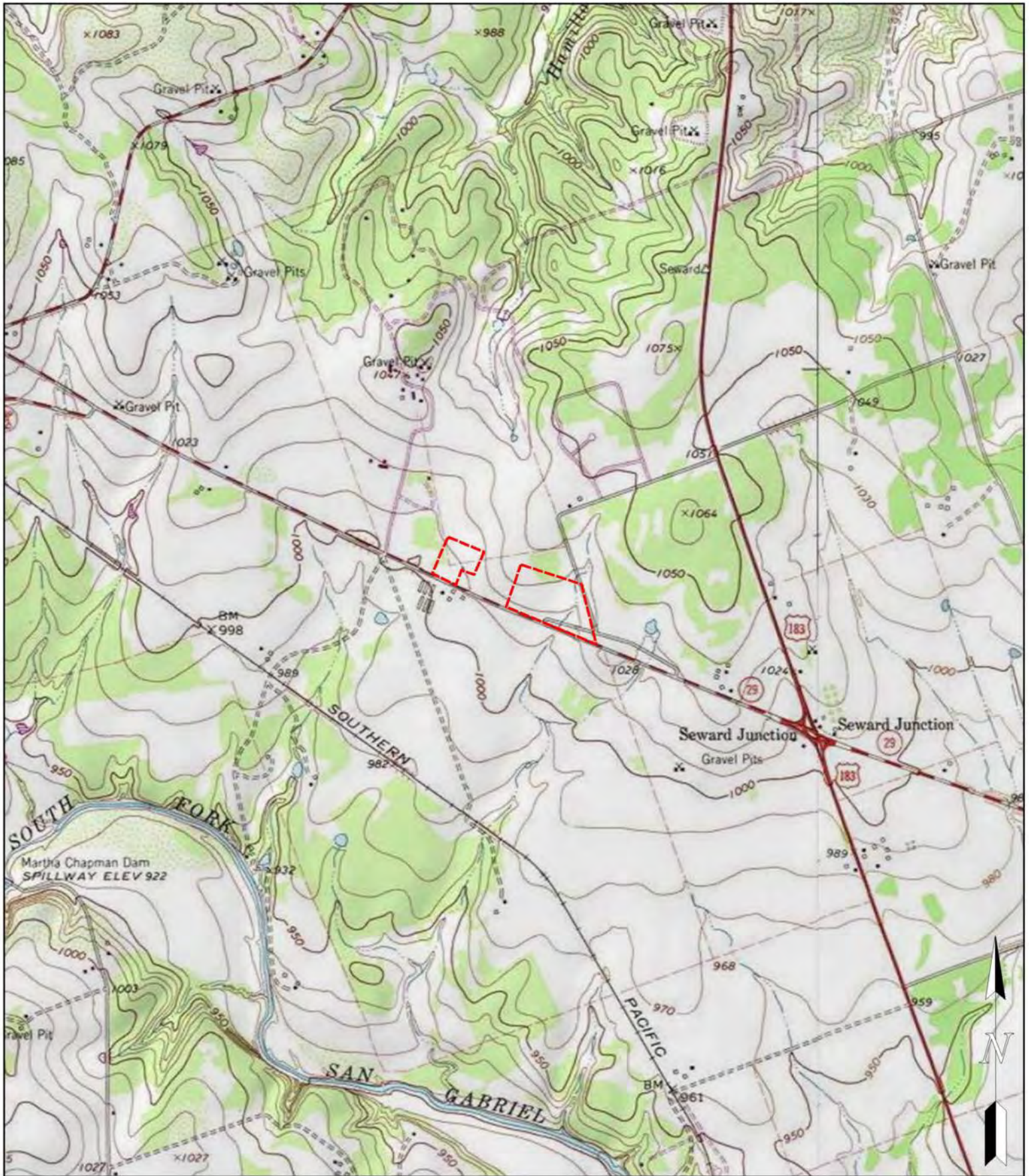
Recent NAIP Photo
(Natural Image)



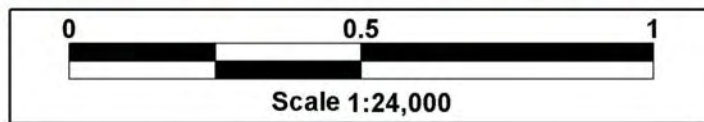
Site



(800) 583-0004 WWW.TEIALL.NET



Recent USGS Topo
(7.5 Minute)



Site



(800) 583-0004 WWW.TEALL.NET

Sites Sorted By Distance from Center

LJAES004-180004.001PI
 Liberty Hill Properties
 12330 West State Highway 29 and 11730 West State Highway 29, Liberty Hill, TX
 Site

Page 1
 Job HESS8365
 Date 12/14/2018

Distance/Direction	Database	Number	Address	City/State	Site Name
	TXAST				NO FINDINGS WITHIN 1/4 MILE.
	NPL				NO FINDINGS WITHIN ONE MILE.
	CERCLIS				NO FINDINGS WITHIN 1/2 MILE.
	NFRAP				NO FINDINGS WITHIN 1/2 MILE.
	TXVCP				NO FINDINGS WITHIN 1/2 MILE.
	ERNS				NO FINDINGS WITHIN 1/4 MILE.
	CORRACT				NO FINDINGS WITHIN ONE MILE.
	TXLUST				NO FINDINGS WITHIN 1/2 MILE.
	RCRA TSD				NO FINDINGS WITHIN ONE MILE.
	RCRA-G				NO FINDINGS WITHIN 1/4 MILE.
	TXLF				NO FINDINGS WITHIN ONE MILE.
	TXSSF				NO FINDINGS WITHIN ONE MILE.
	TXSPILL				NO FINDINGS WITHIN 1/4 MILE.
	LFUN				NO FINDINGS WITHIN 1/2 MILE.
	TXIOP				NO FINDINGS WITHIN 1/2 MILE.
	BRNFD				NO FINDINGS WITHIN 1/2 MILE.
	DRYC				NO FINDINGS WITHIN 1/2 MILE.
	IRUST				NO FINDINGS WITHIN 1/4 MILE.
.05					
S W	TXUST	1	12270 W HIGHWAY 29	LIBERTY HILL	CORNER STORE 1588
S W	TXUST	1	12270 W HIGHWAY 29	LIBERTY HILL	CORNER STORE 1588

NPL**National Priority List**

NPL is a priority subset of the CERCLIS list. (See CERCLIS, below) The Cerclis list was created by the Comprehensive Environmental Response, Compensation and Liability Acts (CERCLA) need to track contaminated sites. CERCLA was enacted on 12/11/80, and amended by the Superfund Amendments and Reauthorization Act of 1986. These acts established broad authority for the government to respond to problems posed by the release, or threat of release of hazardous substances, pollutants, or contaminants. CERCLA also imposed liability on those responsible for releases and provided the authority for the government to undertake enforcement and abatement action against responsible parties. Institutional/Engineering Controls searched. Delisted NPL sites are included.

Source: United States Environmental Protection Agency (EPA)

Database: NPL
Site: No findings within one mile.
Distance: 0
Address:
Zip Code:
City:

CERCLIS**Comprehensive Environmental Response, Compensation, and Liability Information System**

CERCLIS is the official repository for site and non-site specific Superfund data in support of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). It contains information on hazardous waste site assessment and remediation from 1983 to the present. CERCLIS information is used to report official Superfund accomplishments to Congress and the public, assist EPA Regional and Headquarters managers in evaluating the status and progress of site cleanup actions, track Superfund Comprehensive Accomplishments Plan (SCAP), and communicate planned activities and budgets. Institutional/Engineering Controls searched.

Source: United States Environmental Protection Agency (EPA)

Database: CERCLIS
Site: No findings within 1/2 mile.
Distance: 0
Address:
Zip Code:
City:

NFRAP

No Further Remedial Action Planned

NFRAP Sites indicate a CERCLIS site that was designated "No further remedial action planned" by the EPA February 1995. Institutional/Engineering Controls searched.

Source: United States Environmental Protection Agency (EPA)

Database: NFRAP

Site: No findings within 1/2 mile.

Distance: 0

Address:

Zip Code:

City:

RCRA TSD

Resource Conservation and Recovery Information System - Treatment Storage or Disposal

Resource Conservation and Recovery Information System (RCRIS) Under the Resource Conservation and Recovery Act (RCRA), generators, transporters, treaters, storers, and disposers of hazardous waste as defined by the federally recognized hazardous waste are required to provide information concerning their activities to state environmental agencies, who in turn provide the information to regional and national U.S. EPA offices. The RCRA TSD (Treatment Storage or Disposal) is a subset of the RCRIS list. RCRA TSD tracks facilities that fall under the Treatment Storage or Disposal classification.

Source: United States Environmental Protection Agency (EPA)

Database: RCRA TSD

Site: No findings within one mile.

Distance: 0

Address:

Zip Code:

City:

CORRACT

Corrective Action

CORRACT lists RCRIS (Resource Conservation and Recovery Information System) sites that are currently under corrective action. Institutional/Engineering Controls searched.

Source: United States Environmental Protection Agency (EPA)

Database: CORRACT

Site: No findings within one mile.

Distance: 0

Address:

Zip Code:

City:

RCRA-G

Resource Conservation and Recovery Information System - Generators

Resource Conservation and Recovery Information System (RCRIS) Under the Resource Conservation and Recovery Act (RCRA), generators, transporters, treaters, storers, and disposers of hazardous waste as defined by the federally recognized hazardous waste, are required to provide information concerning their activities to state environmental agencies, who in turn provide the information to regional and national U.S. EPA offices. The RCRA-G (Generators) list is a subset of the RCRIS list. RCRA-G tracks facilities that fall under the generators or transporters classification.

CONDITIONALLY EXEMPT SMALL QUANTITY GENERATORS (CESQG) produce less than 100 kg per month of hazardous waste. SMALL QUANTITY GENERATORS (SQG) produce at least 100 kg per month but less than 1000 kg per month of hazardous waste. LARGE QUANTITY GENERATORS (LQG) produce at least 1000 kg per month of hazardous waste. Source: United States Environmental Protection Agency (EPA)

Database: RCRA-G

Site: No findings within 1/4 mile.

Distance: 0

Address:

Zip Code:

City:

ERNS

Emergency Response Notification System

ERNS supports the release notification requirements of section 103 of the Comprehensive Environmental Response Compensation, and Liability Act (CERCLA), as amended; section 311 of the Clean Water Act; and sections 300.51 and 300.65 of the National Oil and Hazardous Substances Contingency Plan. Additionally, ERNS serves as a mechanism to document and verify incident-location information as initially reported, and is utilized as a direct source of easily accessible data, needed for analyzing oil and hazardous substances spills.

Source: National Response Center (NRC)

Database: ERNS
Site: No findings within 1/4 mile.
Distance: 0
Address:
Zip Code:
City:

TXVCP

Texas Voluntary Cleanup Program

Created under HB 2296, The Voluntary Cleanup Program (VCP) was established on 09/01/95 to provide administrative, technical, and legal reasons to promote the cleanup of tainted sites in Texas. Since future lenders and landowners get protection from liability to the State of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate deals at those sites are removed. As a result, many unused or under used sites may be restored to economically productive or community beneficial uses. After cleanup, the parties get a certificate of completion from the TCEQ which states that all lenders and future land owners who are not PRP's are free from all liability to the State. Institutional/Engineering Controls searched.

Parts of the above description were taken from the TCEQ/VCP Website (<http://www.TCEQ.state.tx.us/permitting/remed/vcp/>). The investigation phases are listed as INVESTIGATION, REMEDIATION, POST-CLOSURE, and COMPLETE. Contaminant Categories (PERC and BTEX). Source: Texas Commission on Environmental Quality (TCEQ)

Database: TXVCP
Site: No findings within 1/2 mile.
Distance: 0
Address:
Zip Code:
City:

TXIOP

Innocent Owner/Operator Program

The TX IOP, created by House Bill 2776 of the 75th Leg, provides a cert. to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not loc. on the prop., and they did not cause or contribute to the source or sources of contamination. Like the TxVCP Prog., the IOP can be used as a redevelopment tool or as a tool to add value to a contaminated prop. by providing an Innocent Owner/Operator Certificate (IOC). However, unlike the VCP release of liability, IOCs are not trans. to future owners/oper's. Future owners/oper's are eligible to enter the IOP and may rec. an IOC only after they become an owner or operator of the site.

*The above description were taken from the TCEQ/IOP Website
(<http://www.TCEQ.state.tx.us/permitting/remed/vcp/iop.html>).
Source: Texas Commission on Environmental Quality (TCEQ)*

Database: TXIOP
Site: No findings within 1/2 mile.
Distance: 0
Address:
Zip Code:
City:

TXSSF

Texas State Superfund

The Texas State Superfund database is a list of sites that the State of Texas has identified for investigation or remediation. Texas State Superfund sites are reviewed for potential upgrading to Comprehensive Environmental Response, Compensation, and Liability Information System status by the federal Environmental Protection Agency. Institutional/Engineering Controls searched.

Source: Texas Commission on Environmental Quality (TCEQ)

Database: TXSSF
Site: No findings within one mile.
Distance: 0
Address:
Zip Code:
City:

TXLF

TCEQ Solid Waste Facilities

Texas Commission on Environmental Quality (TCEQ) Requires municipalities and counties to report known active and inactive landfills. Texas Landfills is a listing of solid waste facilities registered and tracked by the TCEQ Solid waste division. The facilities tracked include solid waste disposal sites as well as transfer stations and processing stations.

Source: Texas Commission on Environmental Quality (TCEQ)

Database: TXLF

Site: No findings within one mile.

Distance: 0

Address:

Zip Code:

City:

LFUN

Unauthorized and Unpermitted Landfill Sites

Unauthorized sites have no permit and are considered abandoned. All information about these sites was compiled by Southwest Texas State University under contract with TCEQ and is based on a search of publicly available records.

Source: Texas Commission on Environmental Quality (TCEQ)

Database: LFUN

Site: No findings within 1/2 mile.

Distance: 0

Address:

Zip Code:

City:

TXLUST

Leaking Underground Storage Tanks

State lists of leaking underground storage tank sites. Section 9003(h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so.

Source: Texas Commission on Environmental Quality (TCEQ)

Database: TXLUST

Site: No findings within 1/2 mile.

Distance: 0

Address:

Zip Code:

City:

TXUST

Texas Underground Storage Tanks

Underground Storage Tanks - Permitted underground storage tanks tracked and maintained by the Texas Commission on Environmental Quality (TCEQ).

Source: Texas Commission on Environmental Quality (TCEQ)

1

Database: TXUST

Site: CORNER STORE 1588

Distance: 0.051 SW

Address: 12270 W HIGHWAY 29

Zip Code: 78642

City: LIBERTY HILL

Facility ID: 088645, TCEQ Unit ID: 00221666, Tank ID: 2, Date Installed: 08/25/2016, Total Tank Capacity: 16742 gal. Tank Status: IN USE, Compartment(s): Comp. A - GASOLINE - 7901 gal., Comp. B - DIESEL - 8841 gal. Tank Construction: Fiberglass-Reinforced Plastic (FRP). Tank Design: Double Wall. Facility Owner: CST STATIONS TEXAS LLC, Telephone Number: 32055639440.

Facility ID: 088645, TCEQ Unit ID: 00221665, Tank ID: 1, Date Installed: 08/25/2016, Total Tank Capacity: 19782 gal. Tank Status: IN USE, Compartment(s): Comp. A - GASOLINE - 19782 gal. Tank Construction: Fiberglass-Reinforced Plastic (FRP). Tank Design: Double Wall. Facility Owner: CST STATIONS TEXAS LLC, Telephone Number: 32055639440.

TXAST

Texas Above Ground Storage Tanks

Aboveground Storage Tanks - Permitted aboveground storage tanks tracked and maintained by the Texas Commission on Environmental Quality (TCEQ).

Source: Texas Commission on Environmental Quality (TCEQ)

Database: TXAST

Site: No findings within 1/4 mile.

Distance: 0

Address:

Zip Code:

City:

TXSPILL

Texas Spills List

Texas Commission on Environmental Quality (TCEQ) tracks cases where emergency response is needed for cleanup of toxic substances.

Source: Texas Commission on Environmental Quality (TCEQ)

Database: TXSPILL

Site: No findings within 1/4 mile.

Distance: 0

Address:

Zip Code:

City:

BRNFD

Brownfield

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. Institutional/Engineering Controls searched.

Source: Texas Commission on Environmental Quality (TCEQ)

Database: BRNFD

Site: No findings within 1/2 mile.

Distance: 0

Address:

Zip Code:

City:

DRYC

Dry Cleaner

House Bill 1366 requires all dry cleaning drop stations and facilities in Texas to register with Texas Commission on Environmental Quality (TCEQ) and implement new performance standards at their facilities as appropriate. It also requires distributors of dry cleaning solvents to collect fees on the sale of dry cleaning solvents at certain facilities.

Source: Texas Commission on Environmental Quality (TCEQ)

Database: DRYC

Site: No findings within 1/2 mile.

Distance: 0

Address:

Zip Code:

City:

IRUST

Indian Reservation Underground Storage Tanks

All Appropriate Inquiries (AAI) rule has requested that Underground Storage Tanks on Indian Land be included in any ESA that is affected. Permitted Underground Storage Tanks on Indian Land are tracked and maintained by the EPA.

Source: United States Environmental Protection Agency (EPA)

Database: IRUST

Site: No findings within 1/4 mile.

Distance: 0

Address:

Zip Code:

City:



Environmental Services, LLC

APPENDIX E

HISTORICAL RESEARCH DOCUMENTATION

Williamson Central Appraisal District Records
TelALL City Directory Search Results

Property R392590 Owner LIBERTY HILL STONEWALL PARTNERS LP Property Address 11730 W SH 29, LIBERTY HILL, TX 78642 2019 Assessed Value \$1,589,853

2019 GENERAL INFORMATION

Property Status **Active**
 Property Type **Land - Transitional**
 Legal Description **AW0521 AW0521 - Robinson, J.b. Sur., ACRES 11.85**
 Neighborhood **N15 - Liberty Hill Vacant**
 Account **R-15-0521-0000-0034B**
 Related Properties **R022828, R454356, R454357, R454359, R454361**
 Map Number **4-0448,4-0442**

2019 VALUE INFORMATION

Improvement Homesite Value **\$0**
 Improvement Non-Homesite Value **\$0**
 Total Improvement Market Value **\$0**
 Land Homesite Value **\$0**
 Land Non-Homesite Value **\$1,589,853**
 Land Agricultural Market Value **\$0**
 Total Land Market Value **\$1,589,853**
 Total Market Value **\$1,589,853**
 Agricultural Use **\$0**
 Total Appraised Value **\$1,589,853**
 Homestead Cap Loss **-\$0**
 Total Assessed Value **\$1,589,853**

2019 OWNER INFORMATION

Owner Name **LIBERTY HILL STONEWALL PARTNERS LP**
 Owner ID **00483019**
 Exemptions
 Percent Ownership **100%**
 Mailing Address **PO BOX 639 LIBERTY HILL, TX 78642-0639**

2019 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$1,589,853	0	0
CLH- City of Liberty Hill		\$0	\$1,589,853	0.5	0
F01- Wmsn ESD #4		\$0	\$1,589,853	0.09825	0
GWl- Williamson CO		\$0	\$1,589,853	0.419029	0
RFM- Wmsn CO FM/RD		\$0	\$1,589,853	0.04	0
SLH- Liberty Hill ISD		\$0	\$1,589,853	1.54	0
TOTALS				2.597279	

2019 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Vacant Land	C5 - Commercial Vacant Land	No	\$1,589,853	\$0	516,186 Sq. ft
TOTALS					516,186 Sq. ft / 11.850000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG LOSS	APPRAISED	HS CAP LOSS	ASSESSED
2018	\$0	\$1,393,702	\$1,393,702	\$0	\$0	\$1,393,702	\$0	\$1,393,702
2017	\$0	\$1,329,179	\$1,329,179	\$0	\$0	\$1,329,179	\$0	\$1,329,179
2016	\$0	\$1,010,176	\$1,010,176	\$0	\$0	\$1,010,176	\$0	\$1,010,176
2015	\$0	\$990,561	\$990,561	\$0	\$0	\$990,561	\$0	\$990,561
2014	\$0	\$980,700	\$980,700	\$0	\$0	\$980,700	\$0	\$980,700

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	VOLUME/PAGE
------	--------	-------	---------	-------------

DATE				
10/9/2013	CHAPMAN BILL & P D & DENNIS JR & KAROL & TROY & MARY RODRIGUEZ & WILLIAM BOOTH	LIBERTY HILL STONEWALL PARTNERS LP	2013103245	
10/9/2013	CHAPMAN, BILL J & P D & DENNIS L JR & KAROL G	CHAPMAN BILL & P D & DENNIS JR & KAROL & TROY & MARY RODRIGUEZ & WILLIAM BOOTH	2013103244	
8/14/2006	LOG/HGM BASTROP LP	CHAPMAN, BILL J & P D & DENNIS L JR & KAROL G	2006082009	
8/10/2006	LOOKOUT PARTNERS LP	LOG/HGM BASTROP LP	2006082008	
2/3/2006	LOG/HGM BASTROP LP	LOOKOUT PARTNERS LP	2006023843	
6/5/2003	LOOKOUT GROUP INC (THE)	LOG/HGM BASTROP LP	2004025572	
10/2/2001	MERIDELL RANCH JOINT VENT	LOOKOUT GROUP INC (THE)	-	2001/073965
7/1/1975	LIPPOLD, WAYNE ETUX	MERIDELL RANCH JOINT VENT	-	629/225

Property R573232	Owner LIBERTY HILL STONEWALL PARTNERS LP	Property Address 12330 HWY 29, LIBERTY HILL, TX 78642	2019 Assessed Value \$653,651
---------------------	---	--	----------------------------------

2019 GENERAL INFORMATION

Property Status: **Active**

Property Type: **Land**

Legal Description: **S11800 - STONE WALL RANCH SEC 1 (BLK A LT 4 REPLAT), BLOCK A, Lot 1, ACRES 4.466**

Neighborhood: **N15 - Liberty Hill Vacant**

Account: **R-15-5350-010A-0004C**

Map Number: **4-0448,4-0442**

2019 VALUE INFORMATION

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$0
<hr/>	
Total Improvement Market Value	\$0
Land Homesite Value	\$0
Land Non-Homesite Value	\$653,651
Land Agricultural Market Value	\$0
<hr/>	
Total Land Market Value	\$653,651
Total Market Value	\$653,651
Agricultural Use	\$0
Total Appraised Value	\$653,651
Homestead Cap Loss	-\$0
<hr/>	
Total Assessed Value	\$653,651

2019 OWNER INFORMATION

Owner Name: **LIBERTY HILL STONEWALL PARTNERS LP**

Owner ID: **00483019**

Exemptions:

Percent Ownership: **100%**

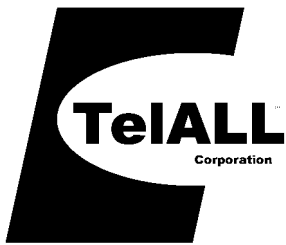
Mailing Address: **PO BOX 639 LIBERTY HILL, TX 78642-0639**

2019 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$653,651	0	0
CLH- City of Liberty Hill		\$0	\$653,651	0.5	0
F01- Wmsn ESD #4		\$0	\$653,651	0.09825	0
GWI- Williamson CO		\$0	\$653,651	0.419029	0
RFM- Wmsn CO FM/RD		\$0	\$653,651	0.04	0
SLH- Liberty Hill ISD		\$0	\$653,651	1.54	0
TOTALS				2.597279	

2019 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE LOSS	LAND SIZE
1 - Commercial	C5 - Commercial Vacant Land	No	\$653,651	\$0	194,539 Sq. ft
TOTALS					194,539 Sq. ft / 4.466000 acres



City Directory Search

P.O. Box 5239 Austin, TX 78763
Tel:800.583.0004, Fax:888.756.7647

12/22/2018

HESS8365

Horizon Environmental Services

12330 West State Highway 29 and 11730 West State Highway 29, Liberty Hill, TX

Liberty Hill Properties

LJAES004-180004.001PI

TelALL Corporation has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest address(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the Texas State Archives or the Briscoe Center collection. These do not claim to be a complete collection of all city directories produced for the state of Texas. To complete this search we used the general range(s) below to search for relevant findings.

11630-12430 W. Hwy. 29

If you have any questions concerning this project, or need additional information please call us at 800-583-0004.

Regards,

TelALL Corp.

We have made every effort to provide complete and accurate information, but we assume no responsibility for inaccurate or incomplete information.



City Directory List

Page 1 of 1

Job# HESS8365

Date 12/22/2018

Date	Street	Address	Listing	Source
2018				DIGITAL BUSINESS DIRECTORY

No Findings



Environmental Services, LLC

APPENDIX F
INTERVIEW DOCUMENTATION

PHASE I ENVIRONMENTAL SITE ASSESSMENT
LANDOWNER/OCCUPANT INTERVIEW QUESTIONNAIRE

Instructions:

- Complete the "Interviewee" section below
- Respond to all questions (1 through 25)
- Print form; sign on Page 4
- Return via fax to: **Horizon Environmental Services, Inc., (512) 328-1804**

Interviewee

Name: Bill Chapman
 Representing: Liberty Hill Stonewall Partners, LP
 (Name of firm, if any)
 Title: President
 Current Owner Site Manager Occupant
 Past Owner Other: _____
 Address: P.O. Box 639
 City, State, ZIP: Liberty Hill, TX 78642
 Phone: 512-818-2244
 Fax: _____

Interviewer (to be completed by Horizon staff)

Name: _____
 Title: _____
 Interview conducted via:
 Phone
 Fax
 In Person
 E-mail
 Date Completed: 11/5/2018

- How long have you owned, occupied, or been associated with the Property?
- Please describe in general what you know about the current use of the Property:
- Please describe in general what you know about any past uses of the Property:
- Please describe in general what you know about the current use of adjoining properties:
- Please describe in general what you know about any past uses of adjoining properties:
- Have you observed evidence of or do you have knowledge of any current or previous use of the Property or any adjoining property for industrial uses? Yes (Explain below) No
- Have you observed evidence of or do you have knowledge of any current or previous use of the Property or any adjoining property as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility? Yes (Explain below) No

Horizon Environmental Services, Inc.

8. Have you observed evidence of or do you have knowledge of any current or previous storage or use of damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gallons in volume or 50 gallons in the aggregate on the Property?

Yes (Explain below) No

none

9. Have you observed evidence of or do you have knowledge of any current or previous storage or use of industrial drums (typically 55-gallon) or sacks of chemicals on the Property?

Yes (Explain below) No

none

10. Have you observed evidence of or do you have knowledge that fill dirt has been brought onto the Property that originated from a contaminated site or that is of an unknown origin?

Yes (Explain below) No

none

11. Have you observed evidence of or do you have knowledge of any current or previous pits, ponds, or lagoons located on the Property in connection with waste treatment or waste disposal?

Yes (Explain below) No

none

12. Have you observed evidence of or do you have knowledge of any current or previous stained soil on the Property? Yes (Explain below) No

13. Have you observed evidence of or do you have knowledge of any current or previous registered or unregistered storage tanks (above or under ground) located on the Property?

Yes (Explain below) No

14. Have you observed evidence of or do you have knowledge of any current or previous vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the Property? Yes (Explain below) No

15. Have you observed evidence of or do you have knowledge of any current or previous leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the Property? Yes (Explain below) No

Horizon Environmental Services, Inc.

16. a. To your knowledge, is the Property served by a private well or non-public water system?
 Yes (answer parts b. and c.) No (proceed to item no. 17) Unknown (proceed to item no. 17)

b. Have you observed evidence of or do you have knowledge of contaminants being identified in the well or system that exceed guidelines applicable to the water system?
 Yes (Explain below) No

c. Have you observed evidence of or do you have knowledge of the well or system being designated as contaminated by any government environmental/health agency?
 Yes (Explain below) No

17. Do you have knowledge of any environmental liens or governmental notifications regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products on the Property? Yes (Explain below) No

18. Do you know of any Activity/Use Limitations (AULs) such as land use restrictions, engineering controls, or institutional controls that are in place for the Property, or filed/recorded in a registry under federal, tribal, state, or local law? Yes (Explain below) No

there are some land restrictions as to use in the deed.

19. Have you ever been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the Property or any facility located on the Property?
 Yes (Explain below) No

20. 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 of hazardous substances or materials? For example,

a. Do you know the past uses of the Property? Yes (Explain below) No

Ranch land

b. Do you know of specific chemicals that are present or once were present at the Property?
 Yes (Explain below) No

c. Do you know of spills or other chemical releases that have taken place at the Property?
 Yes (Explain below) No

Horizon Environmental Services, Inc.

d. Do you know of any environmental cleanups that have taken place at the Property?

Yes (Explain below) No

21. Do you have any knowledge of an environmental assessment of the Property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Property, or recommended further assessment of the Property? Yes (Explain below) No

22. Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property?

Yes (Explain below) No

23. Have you observed evidence of or do you have knowledge of the discharge of wastewater (not including sanitary waste or stormwater) from the Property onto or adjacent to the Property and/or into a sanitary waste or stormwater system? Yes (Explain below) No

24. Have you observed evidence of or do you have knowledge that any hazardous substances or petroleum products, cattle dipping troughs, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials have been dumped above grade, buried, and/or burned on the Property?

Yes (Explain below) No

25. Have you observed evidence of or do you have knowledge of any transformers, capacitors, or hydraulic equipment currently or previously located on the Property for which there are any records indicating the presence of PCBs? Yes (Explain below) No

Interviewee Signature: _____

Interviewee Name (Print): _____

Date: _____

Please SIGN and Return Via FAX to:

Horizon Environmental Services, Inc.

(512) 328-1804

This form has been developed using the standards established in ASTM Practice E1527-13 for the purpose of supporting a Phase I Environmental Site Assessment to satisfy the federal "All Appropriate Inquiries" rule.

References:

(ASTM) American Society for Testing and Materials. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E1527-13. West Conshohocken, Pennsylvania: ASTM, 2013.

US Environmental Protection Agency. "Standards and Practices for All Appropriate Inquiries; Final Rule." 40 CFR Part 312. 1 November 2005.



Environmental Services, LLC

APPENDIX G

PHASE I ESA SITE RECONNAISSANCE CHECKLIST

**Horizon Environmental Services, Inc.
Phase I ESA Site Reconnaissance Checklist**

Project Name: Rockspring Development Liberty Hill
 Location: Williamson County, Texas
 Site Contact: _____

Job No.: 180004.001PI Date of Site Visit: 12-18-2018
 Acreage: 16.3
 Inspector(s): Scott Flesher

1) Land Use	Site	Adjacent				2) Topography	3) Site Access
		N	S	E	W		
Vacant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Locked fence
Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Rolling	<input type="checkbox"/> Security
Commercial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Steep	<input checked="" type="checkbox"/> Open
Agricultural	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/> Denied
Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/> _____
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/> _____

4) Vegetation <input type="checkbox"/> Sparse <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> Dense <input type="checkbox"/> Void/dead areas <input type="checkbox"/> None	5) Sewage Treatment <input type="checkbox"/> None <input type="checkbox"/> Private <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Unknown _____	6) Water Supply <input type="checkbox"/> None <input type="checkbox"/> Well(s) <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Unknown _____
7) Buildings <input type="checkbox"/> Occupied <input type="checkbox"/> Accessed <input checked="" type="checkbox"/> None <input type="checkbox"/> Evidence of previous structures _____	8) Easements <input type="checkbox"/> Pipeline <input type="checkbox"/> Electric <input type="checkbox"/> Water Supply <input type="checkbox"/> Sewer Service _____	9) Hydrologic Features <input type="checkbox"/> Ditch <input type="checkbox"/> Creek <input type="checkbox"/> Bayou <input type="checkbox"/> Lake <input type="checkbox"/> Pond <input type="checkbox"/> Seep <input type="checkbox"/> Spring <input type="checkbox"/> Other natural feature <input type="checkbox"/> Other manmade feature _____
10) Roads <input type="checkbox"/> Paved, onsite <input checked="" type="checkbox"/> Paved, bordering <input type="checkbox"/> Unpaved, onsite <input type="checkbox"/> Unpaved, bordering	11) Estimated Percent of Total Acreage _____ % Buildings/Structures _____ % Roads/Parking (paved or unpaved) 100 % Agricultural/Vacant _____ % _____	

Other ASTM-Specific Features

	None	On-Site	Adjacent		None	On-Site	Adjacent
Exterior:				21) Hazardous substance/petroleum products or containers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12) Pits, ponds, or lagoons	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	22) Storage drums (5+ gallon capacity)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13) Stained soil or pavement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	23) Unidentified substance containers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14) Stressed vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	24) Storage tanks, vent pipes or fill pipes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15) Oil/gas wells or pipelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	25) Electric/hydraulic equipment (potential PCBs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16) Water wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	26) Strong, pungent, or noxious odors	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17) Septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27) Suspect pools of liquid	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18) Debris piles/evidence of solid waste disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Interior:			
19) Evidence of wastewater discharges	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28) Heating/cooling facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exterior OR Interior:				29) Stains or corrosion on floors, walls, or ceilings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20) Evidence of current or past industrial/manufacturing uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	30) Drains/sumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Environmental Services, LLC

APPENDIX H

QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL



Education

M.A., Botany/Wetland Ecology, University of Texas at Austin
B.S., Forestry/Wildlife Science, Stephen F. Austin University

Years of Experience

With This Firm: 31
With Other Firms: 11

Areas of Relevant Expertise

- ✓ Jurisdictional Wetland Delineation
- ✓ Section 404/10 Permitting
- ✓ Threatened/ Endangered Species
- ✓ Section 7/10(a) Permitting (ESA)
- ✓ USACE HGM Analysis
- ✓ NEPA EA/EIS
- ✓ USFWS HEP Procedure
- ✓ Habitat Restoration/Creation
- ✓ Mitigation
- ✓ Terrestrial Ecology
- ✓ Land Use
- ✓ Expert Testimony

Training and Certifications

- ✓ Certified Professional Wetland Scientist (Emeritus) No. 000155
- ✓ Certified Training in Habitat Evaluation Procedure (HEP)
- ✓ US Army Corps of Engineers Qualified Wetland Delineation Training

TxDOT Precertifications

- 2.3.1** Wetland Delineation
- 2.3.2** Conditional/Functional Assessment
- 2.4.1** Nationwide Permit
- 2.4.2** Clean Water Act Section 404 Permits
- 2.4.3** US Coast Guard & USACE Permits
- 2.6.1** Protected Species Determination (Habitat)
- 2.6.2** Impact Evaluation Assessments
- 2.6.3** Biological Surveys
- 2.13.1** Hazardous Materials Initial Site Assessment
- 2.14.1** Environmental Document Preparation

Experience Summary

Mr. Sherrod is a co-founder of Horizon™ and specializes in terrestrial and wetland ecology, endangered species, regulatory permitting, and NEPA compliance. He has over 40 years of experience in the technical applications of these fields and the regulatory aspects of project-compliance procedures. He is a recognized expert in wetlands issues and is certified as a “Professional Wetland Scientist - Emeritus” (No. 000155) by the Society of Wetland Scientists Certification Program, Inc. He has directed hundreds of wetland assessment and permitting projects throughout the southern US that have included jurisdictional wetland delineation; aerial photographic interpretation and mapping; habitat creation, enhancement, and reclamation; shoreline stabilization; and mitigation planning. Mr. Sherrod has been qualified as an expert witness in federal court regarding wetlands and endangered species issues and has been regularly invited to give presentations and lectures on these issues at conferences and universities. He has successfully represented public and private applicants in numerous Section 10(a)(1)(B) permits (Endangered Species Act incidental take of endangered species) as well as Section 7 consultations. He has certified training in HEP (USFWS Habitat Evaluation Procedure) and has conducted numerous HEP analyses. He has also conducted numerous Hydrogeomorphic Model (HGM) analyses for wetland impacts and mitigation. He brings an enormous amount of practical experience and expertise to any project to facilitate regulatory permitting, particularly as related to wetlands and endangered species.

Education

BS, Wildlife Biology, Texas State University San Marcos

Areas of Relevant Expertise

- ✓ Phase I ESA (ASTM Practice E 1527-13)
- ✓ City of Austin Environmental Resource Inventory
- ✓ Storm Water Pollution Prevention Plans/Inspections (SWPPP)
- ✓ Threatened/Endangered Species
- ✓ Wetland Determination/Delineation
- ✓ Karst Surveys
- ✓ ArcGIS

Training and Certifications

- ✓ Qualified Environmental Professional under ASTM Practice E 1527-13
- ✓ Qualified Compliance Inspector of Stormwater
- ✓ Certified Professional in Erosion and Sediment Control in Training
- ✓ Wetland Determination/Delineation Training
- ✓ Environmental Site Assessments for Commercial Real Estate Training
- ✓ Certified MSHA Training

Years of Experience

With This Firm: 18

Experience Summary

Mr. Sherrod is a graduate of Texas State University in San Marcos, where he studied Wildlife Biology with a minor in Geographic Information Systems (GIS). As an Ecological Project Manager with Horizon, Mr. Sherrod has participated in karst surveys as well as presence/absence surveys for various threatened or endangered (T/E) species including the golden-cheeked warbler, black-capped vireo, red-cockaded woodpecker, timber rattlesnake, Texas horned lizard, indigo snake, reticulated collared lizard, and the Texas tortoise. Mr. Sherrod also participates in Phase I Environmental Site Assessments, Section 404 jurisdictional determinations and delineations, and provides support for various other types of projects with Horizon. He contributes to Horizon's GIS mapping services in ArcView and AutoDesk.

Education

B.S., Environmental Science, Texas A&M University, Corpus Christi

Areas of Relevant Expertise

- ✓ Wetland Determination/Delineation
- ✓ Section 404/10 Permitting
- ✓ USACE HGM, TXRAM, and Stream Analysis
- ✓ Endangered Species Habitat Assessments, Surveys, and Permitting
- ✓ Mitigation Plans and Monitoring
- ✓ Phase I ESA (ASTM Practice E 1527-13)
- ✓ TxDOT Categorical Exclusion
- ✓ Public Meetings and Coordination
- ✓ ESRI ArcGIS Desktop

Qualifications and Training

- ✓ Wetland Delineator Certification Program, Wetland Training Institute
- ✓ USFWS Permit TE798998-3
- ✓ Qualified Environmental Professional (EP) under ASTM Practice E 1527-13

TxDOT Precertifications

- 2.3.1 Wetland Delineation
- 2.3.2 Conditional/Functional Assessment
- 2.4.1 Nationwide Permit
- 2.4.2 Clean Water Act Section 404 Permits
- 2.4.3 US Coast Guard and Corps of Engineers Permits
- 2.6.1 Protected Species Determination (Habitat)
- 2.6.2 Impact Evaluation Assessments
- 2.6.3 Biological Surveys
- 2.13.1 Hazardous Materials Initial Site Assessment

Years of Experience

With This Firm: 12
With Other Firms: 2

Experience Summary

Mr. Flesher is a graduate of Texas A&M University - Corpus Christi, where he studied Environmental Science. As an Ecology Project Manager for Horizon™, Mr. Flesher has had 14 years of experience in the field of wildlife biology, project management, permitting, and consulting. He is skilled and experienced in on-site investigations, including habitat assessments, wetland determinations and delineations, and Phase I Environmental Site Assessments, as well as recognition of karst characteristics, recharge features, and suitable endangered species habitats. Mr. Flesher has also prepared numerous applications for Section 404/10 nationwide and individual permits for the US Army Corps of Engineers, which included conducting Hydrogeomorphic Model (HGM) and Texas Rapid Assessment Method (TXRAM) analyses for wetland impacts and mitigation. He has experience utilizing Trimble Geo HX (sub-foot accurate handheld GPS unit) for various field applications. He has participated in presence/absence surveys for various threatened or endangered species and is permitted by the US Fish and Wildlife Service to survey for golden-cheeked warbler and red-cockaded woodpecker. Mr. Flesher also contributes to Horizon's GIS mapping services, preparing presentation graphics for technical reports and permitting packages for a variety of project types and phases.



Environmental Services, LLC

APPENDIX I

HORIZON ENVIRONMENTAL SERVICES, INC. CORPORATE DESCRIPTION



CORPORATE DESCRIPTION

Horizon Environmental Services, Inc. (Horizon) is particularly well qualified to provide both the technical and administrative support required for project planning and permitting efforts related to various federal, state, and local permits and/or approvals. Horizon's capabilities and experience are very broad in the area of National Environmental Policy Act (NEPA) compliance support, particularly as related to multidisciplinary Environmental Assessments/Environmental Impact Statements (EAs/EISs), jurisdictional wetlands, endangered species, cultural resources issues, and expert testimony.

Services that Horizon provides for various clients include multidisciplinary EAs/EISs in support of federal and state environmental reviews; jurisdictional wetland determinations; endangered species habitat assessments and surveys; archeological surveys and mitigation (prehistoric and historic); ecological risk and damage assessments; wildlife habitat and wetlands restoration/creation; baseline aquatic and terrestrial investigations (inland and coastal); geologic resource assessments; real estate environmental site assessments; environmental constraints analyses for alternative project sites, routes, and land development scenarios ("fatal flaw" analyses); post-project land use planning and mitigation; and permit management, including preparation, agency coordination, and expert testimony.

Horizon was founded in 1987, is currently based in Austin, Texas, and provides services nationally. Composed of senior professional personnel with many years of applied experience and specific training in environmental assessments, permitting, and management, members of Horizon's staff have worked on the majority of energy development and reservoir projects, either proposed or developed, in Texas and Louisiana from 1976 to the present. Our staff's experience and background have allowed Horizon to gain an applied knowledge of the environmental requirements of various federal and state regulations and permits affecting natural resource development and an excellent identity with agency personnel.

Horizon's key personnel assigned to various work efforts are committed to being available from work initiation through expert testimony, if required. Depending on the scope of environmental investigations required for a given project, Horizon may network with other qualified firms, not only to provide both environmental and engineering services in a cost- and time-efficient manner, but to assure that only the most technically qualified and experienced persons are providing personal attention to the work effort.

THE LANGUAGE SET FORTH BELOW *MUST* BE INCORPORATED INTO A COVER LETTER ATTACHED TO ALL TITLE INSURANCE COMMITMENTS.

Required Language for a Title Insurance Commitment Cover Letter

The attached title insurance commitment contains information which has been obtained or derived from records and information owned by Title Data, Inc. or one (1) of its subsidiaries (collectively "Title Data"). Title Data owns and maintains land title plants for various Texas counties. Our company's right to access and use Title Data's title plants is governed by the Subscription Agreement(s) we have with Title Data, which restricts who can receive and/or use a title insurance commitment, which is based in whole or in part, upon Title Data's records and information. The information contained in the title plants is protected by federal copyright law and Texas common law on trade secrets and contract.

This Title Insurance Commitment should not be re-distributed without first confirming with the issuing agent what is permissible under the terms of their Subscription Agreement with Title Data.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

COMMITMENT FOR TITLE INSURANCE (T-7)

Issued By:



Fidelity National Title Insurance Company

Commitment Number:

FAH23004949

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A**, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Fidelity National Title Insurance Company, a Florida corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Issued By:

Fidelity National Title Agency, Inc.

Authorized Signatory



Attest:

Marjorie Nemzura, Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

SCHEDULE A

Effective Date: May 8, 2023 at 8:00 AM
Commitment No.: FAH23004949

GF No.: FTH-18-FAH23004949HC
Issued: May 19, 2023 at 8:00 AM

1. The policy or policies to be issued are:
 - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)

Policy Amount: \$850,000.00
PROPOSED INSURED: Liberty Hill Development Group, LLC, a North Carolina limited liability company
 - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

Policy Amount:
PROPOSED INSURED:
 - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)

Policy Amount: TBD
PROPOSED INSURED:
Proposed Borrower: Liberty Hill Development Group, LLC, a North Carolina limited liability company
 - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)

Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - f. OTHER

Policy Amount:
PROPOSED INSURED:
2. The interest in the land covered by this Commitment is:

Tract 1: Fee Simple
Tract 2: Easement Estate
Tract 3: Easement Estate
Tract 4: Easement Estate
3. Record title to the land on the Effective Date appears to be vested in:

[RS Stonewall Ranch, L.L.C.](#), a Texas limited liability company

SCHEDULE A
(continued)

4. Legal description of land:

Tract One:

Lot One-A (1A), Block A, A REPLAT OF LOT 1 BLOCK A, OF A REPLAT OF LOT 4, BLOCK A, STONE WALL RANCH SUBDIVISION, SECTION 1, an addition in and to the City of Liberty Hill, Williamson County, Texas, according to the map or plat thereof, recorded in Document Number [2022014805](#) of the Official Public Records of Williamson County, Texas.

Tract Two:

Easement Estate created by that certain Twenty Five (25') foot Access, and Drainage, as dedicated and evidenced on the Plat thereof recorded under Document Number [2022014805](#) of the Official Public Records of Williamson County, Texas.

Tract Three:

Easement Estate created by that certain Fifty (50') foot Access Easement, as set out and dedicated in that certain Declaration of Easements and Restrictions, recorded under Document Number [2016065340](#) of the Official Public Records of Williamson County, Texas, and being called a 0.568 acre, or 24,744 square feet situated in the John B. Robinson Survey, Abstract No. 521 in Williamson County, Texas, being out of Lot 5, Block A, and a portion of Lot 4, Block A of Stone Wall Ranch Subdivision, Section One, recorded in [Cabinet Y, Slides 341-342](#) of the Plat Records of Williamson County, Texas, also recorded in Document No. [2004035007](#) of the Official Public Records of Williamson County, Texas, conveyed to Liberty Hill Stonewall Partners LP, recorded in Document No. [2013103245](#) of the Official Public Records of Williamson County, Texas. Said 0.568 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto, and made a part hereof, for all purposes.

Tract Four:

Easement Estate created by that certain Twenty (20') foot Drainage and Water Quality Easement, as set out and granted in that certain Development Agreement, recorded under Document Number [2020003986](#) of the Official Public Records of Williamson County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

END OF SCHEDULE A

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

Commitment No.: FAH23004949

GF No.: FTH-18-FAH23004949HC

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Those set forth on the plat recorded in [Cabinet Y, Slide 341](#), Plat Records of Williamson County, Texas; and those set out in the instruments recorded in Document Nos. [2016065340](#), [2018070869](#), [2018063971](#) (plat), and [2022014805](#) (plat), Document No. [2022059471](#), Official Public Records of Williamson County, Texas.

Omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured.

(Applies to the Owner Policy only.)
4. Any title or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

(Applies to the Owner Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2023 and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax years. (If Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year 2023 and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Mortgagee Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage.
(Applies to Mortgagee Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R) only. Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Mortgagee Policy of Title Insurance (T-2R).)
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):

- a. Rights of parties in possession.
- b. The following exception will appear in any policy issued (other than the T-1R Residential Owner Policy of Title Insurance and the T-2R Short-Form Residential Mortgagee Policy) if the Company is not provided a survey of the Land, acceptable to the Company, for review at or prior to closing:

Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.

Note: Upon receipt of a survey acceptable to the Title Company, this exception will be deleted. The Company reserves the right to except additional items and/or make additional requirements after reviewing said survey.

- c. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- d. Those liens created at closing, if any, pursuant to lender instructions.
- e. Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.
- f. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: 25' Access & drainage easement
Affects: 25' along the westerly lot line
Recording No: Document No. [2022014805](#), Official Public Records, Williamson County, Texas

- g. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: access easement
Affects: portion of 50' x 50' along the southwesterly (front) corner of subject property
Recording No: [Cabinet Y, Slide 341](#), Plat Records of Williamson County, Texas and in Document No. [2018063971](#), Official Public Records of Williamson County, Texas

- h. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

dedication, on the map of said tract/plat;

Purpose: access easement
Affects: southwesterly corner
Recording No: Document No. [2018063971](#) (plat), Official Public Records of Williamson County, Texas

i. Building setback lines as set forth on the plat recorded in [Cabinet Y, Slide 341](#), Plat Records of Williamson County, Texas and in Document No. [2018063971](#) (plat), Official Public Records of Williamson County, Texas.

j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Chisholm Trail Water Supply Corp.
Purpose: As provided in said instrument
Recording No: [Volume 1122, Page 919](#), Official Records of Williamson County, Texas

k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pedernales Electric Cooperative, Inc.
Purpose: As provided in said instrument
Recording No: [Volume 571, Page 200](#), Deed Records of Williamson County, Texas

l. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Chisholm Trail Water Supply Corp.
Purpose: As provided in said instrument
Recording Date: March 22, 1985
Recording No: [Volume 1155, Page 252](#), Official Records of Williamson County, Texas

m. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pedernales Electric Cooperative, Inc.
Purpose: As provided in said instrument
Recording Date: June 10, 2005
Recording No: Document No. [2005043695](#), and re-recorded in Document No. [2005045053](#), Official Public Records of Williamson County, Texas

n. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Chisholm Trail Special Utility District
Purpose: As provided in said instrument
Recording Date: March 21, 2006
Recording No: Document No. [2006021543](#), Official Public Records of Williamson County, Texas

o. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Chisholm Trail Special Utility District
Purpose: As provided in said instrument
Recording Date: March 21, 2006
Recording No: Document No. [2006021544](#), Official Public Records of Williamson County, Texas

p. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Granted to: Lower Colorado River Authority
Purpose: As provided in said instrument
Recording Date: September 11, 2007
Recording No: Document No. [2007078078](#), Official Public Records of Williamson County, Texas;
being assigned by instrument recorded in Document No. [2012032251](#), Official Public Records of
Williamson County, Texas.

- q. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Liberty Hill
Purpose: As provided in said instrument
Recording Date: May 30, 2008
Recording No: Document No. [2008042181](#), Official Public Records of Williamson County, Texas,
and as shown on plat recorded in Document No. [2022014805](#), Official Public Records, Williamson County,
Texas.

- r. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pedernales Electric Cooperative, Inc.
Purpose: As provided in said instrument
Recording Date: October 25, 2018
Recording No: Document No. [2018095101](#), Official Public Records of Williamson County, Texas

- s. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pedernales Electric Cooperative, Inc.
Purpose: As provided in said instrument
Recording Date: October 25, 2018
Recording No: Document No. [2018095102](#), Official Public Records of Williamson County, Texas

- t. Easement and Matters contained in that certain document

Entitled: Easement Agreement
Dated: June 10, 1985
Recording Date: June 28, 1985
Recording No: [Volume 1205, Page 642](#), Official Records of Williamson County, Texas

Reference is hereby made to said document for full particulars

- u. Matters contained in that certain document

Entitled: Ordinance No. 05-O-44
Dated: July 15, 2005
Executed by: City of Liberty Hill
Recording Date: August 5, 2005
Recording No: Document No. [2005061144](#), Official Public Records of Williamson County, Texas

Reference is hereby made to said document for full particulars.

- v. Matters contained in that certain document

Entitled: Petition for Creation of Stonewall Ranch Municipal Utility District

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Dated: June 16, 2005
Executed by: Lookout Partners, L.P.
Recording Date: August 25, 2005
Recording No: Document No. [2005066739](#), Official Public Records of Williamson County, Texas;
being further affected by instrument recorded in Document No. [2006015654](#), Official Public Records of
Williamson County, Texas.

Reference is hereby made to said document for full particulars.

w. Matters contained in that certain document

Entitled: Ordinance No. 05-O-77
Dated: November 28, 2005
Executed by: City of Liberty Hill
Recording Date: December 12, 2005
Recording No: Document No. [2005098143](#), Official Public Records of Williamson County, Texas

Reference is hereby made to said document for full particulars

x. Matters contained in that certain document

Entitled: Declaration of Easements and Restrictions
Dated: July 20, 2016
Executed by: Liberty Hill Stone Partners, LP
Recording Date: July 20, 2016
Recording No: Document No. [2016065340](#), Official Public Records of Williamson County, Texas

Reference is hereby made to said document for full particulars.

y. Matters contained in that certain document

Entitled: Storm Sewer Easement Agreement
Dated: July 20, 2016
Executed by: Liberty Hill Stonewall Partners, LP
Recording Date: July 20, 2016
Recording No: Document No. [2016065342](#), Official Public Records of Williamson County, Texas,
Document No. [2022014805](#), Official Public Records, Williamson County, Texas

Reference is hereby made to said document for full particulars.

z. Matters contained in that certain document

Entitled: Declaration of Easements and Restrictions
Dated: August 3, 2018
Executed by: Liberty Hill Stone Partners, LP and AutoZone Parts, Inc.
Recording Date: August 9, 2018
Recording No: Document No. [2018070869](#), Official Public Records of Williamson County, Texas

Reference is hereby made to said document for full particulars.

aa. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating
thereto as set forth in the document

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

Recording No.: [Volume 295, Page 438](#), Deed Records of Williamson County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- ab. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: [Volume 300, Page 291](#), Deed Records of Williamson County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- ac. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: [Volume 484, Page 521](#), Deed Records of Williamson County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- ad. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document

Recording No.: [Volume 726, Page 675](#), Deed Records of Williamson County, Texas

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- ae. Oil, Gas and Mineral Lease, together with all rights incident thereto.

Lessor: Lane and Poole Land Company

Lessee: John E. Floyd

Dated: December 28, 1966

Recording No.: [Volume 494, Page 44](#), Deed Records of Williamson County, Texas; being further affected by instrument recorded in [Volume 525, Page 81](#), Deed Records of Williamson County, Texas.

Said mineral interest not traced subsequent to the date of the above-cited instrument.

- af. The Land has frontage or abuts State Highway 29, which is a controlled access highway. This policy does not insure against the exercise of power by competent governmental authority to limit, control or deny access, ingress or egress to the Land from said highway or service road which the Land abuts, nor does it insure that the Insured has or shall continue to have access, ingress or egress from such property to and from said highway and service road.

- ag. Joint Access Easement by and between Liberty Hill Stonewall Partners, LP and Stonewall Ranch Commercial, JV dated April 15, 2019, recorded in Document No. [2019031617](#), Official Public Records of Williamson County, Texas.

- ah. Easement(s), terms, conditions and provisions of that certain Development Agreement, by and between Liberty Stonewall Partners, LP, Texas limited partnership and Stonewall Ranch Commercial, J.V., a Texas

**SCHEDULE B
EXCEPTIONS FROM COVERAGE**

(continued)

joint venture, as evidenced by instrument recorded January 14, 2020, at Document No. [2020003986](#), Official Public Records, Williamson County, Texas.

- ai. Twenty (20') foot non-exclusive easement along the southern boundary of Tract 1 along the frontage of State Highway 29, for the purposes of opening, constructing and maintaining a drainage and water quality easement, along with any structures and grading which may be necessary to facilitate proper drainage and water quality treatment of the adjacent property and roadway facilities, as set out in that certain Development Agreement recorded January 14, 2020, under Document No. [2020003986](#), Official Public Records, Williamson County, Texas.

- aj. Assessments, charges and liens as set forth in the document

Entitled: Declaration of Easements, Covenants Conditions and Restrictions.
Recording Date: May 12, 2022
Recording No: Document No. 2022059471, Official Public Records of Williamson County, Texas

Liens and charges as set forth in the above mentioned declaration,

Payable to: Stonewall Ranch West Property Owners Association, Inc

Said instrument also provides for the levy of assessments, which states the following, (1) Subordination of Lien to Mortgages. The lien granted and reserved to the POA is subordinate to any lien granted by an Owner against a Lot to a bona fide lender. The foreclosure of a superior lien extinguishes the POA's lien as to Assessments due before the foreclosure.

- ak. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

- al. If any portion of the proposed loan and/or the Owner's Title Policy coverage amount includes funds for immediately contemplated improvements, the following exceptions will appear in Schedule B of any policy issued as indicated:

Owner and Loan Policy(ies): Any and all liens arising by reason of unpaid bills or claims for work performed or materials furnished in connection with improvements placed, or to be placed, upon the subject land. However, the Company does insure the insured against loss, if any, sustained by the Insured under this policy if such liens have been filed with the County Clerk of County, Texas, prior to the date hereof.

Owner Policy(ies) Only: Liability hereunder at the date hereof is limited to \$ 0.00. Liability shall increase as contemplated improvements are made, so that any loss payable hereunder shall be limited to said sum plus the amount actually expended by the insured in improvements at the time the loss occurs. Any expenditures made for improvements, subsequent to the date of this policy, will be deemed made as of the date of this policy. In no event shall the liability of the Company hereunder exceed the face amount of this policy. Nothing contained in this paragraph shall be construed as limiting any exception or any printed provision of this policy.

Loan Policy(ies) Only: Pending disbursement of the full proceeds of the loan secured by the lien instrument set forth under Schedule A hereof, this policy insures only to the extent of the amount actually disbursed, but increase as each disbursement is made in good faith and without knowledge of any defect in, or objections to, the title up to the face amount of the policy. Nothing contained in this paragraph shall be construed as limiting any exception under Schedule B, or any printed provision of this policy.

SCHEDULE B
EXCEPTIONS FROM COVERAGE
(continued)

SCHEDULE C

Commitment No.: FAH23004949

GF No.: FTH-18-FAH23004949HC

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Mortgagee Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Prior approval from Regional Underwriting must be obtained if the subject transaction involves the proposed issuance of (i) an Owner's Policy to a person or entity who purchased the subject property at a foreclosure sale, or (ii) a Loan Policy insuring a lien granted by such person or entity on the subject property.
6. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.
7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$3,000,000.00
 Dated: August 30, 2021
 Trustor/Grantor: RS Stonewall Ranch, L.L.C., a Texas limited liability company
 Trustee: David Zalman
 Recording Date: September 1, 2021
 Recording No: Document No. [2021133018](#), Official Public Records of Williamson County, Texas.

Assignment of Rents and Leases

Assigned to: Prosperity Bank
 Assigned by: RS Stonewall Ranch, L.L.C., a Texas limited liability company
 Recording Date: September 1, 2021
 Recording No: Document No. [2021133019](#), Official Public Records of Williamson County, Texas.

SCHEDULE C

(continued)

among other property

8. Furnish evidence that all assessments which are due the owners' association and/or master association, if any, have been paid in full and are current.
9. The Company will require, for its review, an insurable legal description for the Land the subject of this transaction. If a survey is being furnished, the survey must be prepared by a licensed State of Texas registered land surveyor.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

10. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: RS Stonewall Ranch, L.L.C.

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

11. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Liberty Hill Development Group LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

SCHEDULE C

(continued)

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

12. The Company requires the execution of all closing documents be witnessed and notarized by an employee of Chicago Title Insurance company or otherwise by a party approved by the Company. If the above requirements cannot be met, please contact the Company.
13. The Company must be furnished with a properly executed Waiver of Inspection from the purchaser(s).
14. The Company must be furnished with a properly executed Affidavit of Debts and Liens from the owner(s).
15. The following note is for informational purposes only:

The following and last deed(s) found of record affecting this said land, which were recorded within twenty-four (24) months of the date of this report:

Grantor: Stonewall Ranch Commercial, JV, a Texas joint Venture
Grantee: RS Stonewall Ranch, LLC, a Texas limited liability company
Recording Date: January 29, 2021
Recording No: Document No. [2021014426](#), Official Public Records, Williamson County, Texas

The Prior Deed found of record affecting the Land was recorded April 16, 2019 at Document No. [2019031615](#), Official Public Records, Williamson County, Texas, wherein Stonewall Ranch Commercial, JV, acquired the subject property.

16. Note –Important Notice

You have the right to have your funds deposited in an interest-bearing account.

If you choose to establish an interest-bearing account for your deposit, notify your escrow officer immediately. Thereafter you will be provided with a Notice of Election form which you should complete in writing by completing and returning the form, along with your taxpayer identification information, not later than five (5) days before the scheduled closing. If you choose to establish an interest-bearing account for your deposit, an additional charge of \$50.00 will be required. This charge may exceed the amount of interest to be earned on the deposit, depending on the amount, applicable interest rate, and the duration of the deposit.

As an example, the amount of interest you can earn on a deposit of \$1000.00 for a thirty-day period at an interest rate of 4% is \$3.33. Interest earned is dependent on the amount of deposit, time of deposit and the applicable interest rate.

If you do not choose to establish an interest-bearing account for your deposit, your funds will be deposited with other escrow funds in your escrow agent's general escrow account with an authorized financial institution and may be transferred to another general escrow account or accounts. By reason of the banking relationship between our Company and the financial institution, the Company may receive an array of bank services, accommodations or other benefits. The escrow funds will not be affected by such services, accommodations or other benefits.

Failure to notify your escrow officer and complete the additional required investment authorization form shall constitute waiver of any intention of establishing an interest-bearing account for your deposit(s).

17. As to any document creating your title or interest that will be executed or recorded electronically, or notarized pursuant to an online notarization, the following requirements apply:

- Confirmation prior to closing that the County Clerk of Williamson County, Texas has approved and authorized

SCHEDULE C

(continued)

electronic recording of electronically signed and notarized instruments in the form and format that is being used.

- Electronic recordation of the instruments to be insured in the Official Public Records of Williamson County, Texas.
- Execution of the instruments to be insured pursuant to the requirements of the Texas Uniform Electronic Transactions Act, Chapter 322 of the Business and Commerce Code.
- Acknowledgement of the instruments to be insured by a notary properly commissioned as an online notary public by the Texas Secretary of State with the ability to perform electronic and online notarial acts under 1 TAC Chapter 87.

SCHEDULE D

Commitment No.: FAH23004949

GF No.: FTH-18-FAH23004949HC

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The issuing Title Insurance Company, **Fidelity National Title Insurance Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% of said corporation, directors and officers are listed below:

Shareholders: Fidelity National Title Group, Inc., which is owned 100% by FNTG Holdings, LLC, which is owned 100% by Fidelity National Financial, Inc., a publicly held company

Directors: Steven G. Day, Roger S. Jewkes, Marjorie Nemzura, Michael J. Nolan, Anthony J. Park

Officers: Michael J. Nolan (COB/President/CEO), Anthony J. Park (EVP/CFO/Treasurer), Marjorie Nemzura (VP/Corporate Secretary)

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment:

Fidelity National Title Agency, Inc.

(a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

Owners: FNTS Holdings, LLC owns 100% of **Fidelity National Title Agency, Inc.**

(b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

Owners: FNTG Holdings, LLC owns 100% of FNTS Holdings, LLC

(c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

Directors: Raymond Randall Quirk, Anthony John Park

Officers: Laurie H. Ford (President), Paula D. Hester (President), Todd B. Rasco (President), Anthony John Park (Chief Financial Officer and Executive Vice President), Marjorie Nemzura (Secretary), Joseph William Grealish (Executive Vice President), John Ernst (Executive Vice President)

(d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive. NONE.

(e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$	4,785.00
Loan Policy	\$	100.00
Total	\$	4,885.00

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 35% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

Percent/Amount	To Whom	For Services
50%	Howard Cordray	Closing Transactions

*The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance.

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y endenterlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

---EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

---EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

---CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

TEXAS TITLE INSURANCE INFORMATION

(Continued)

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

---Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

---Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

Signature

Date

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective January 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: ag.inquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia privacy rights, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

Appendix VII: Statement of Qualifications

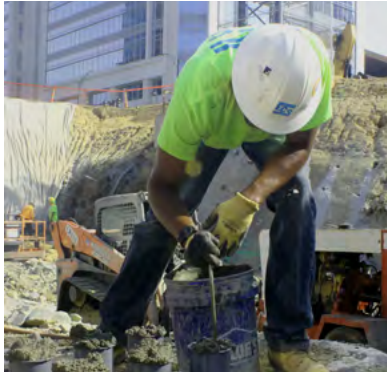
Statement of Qualifications

2023

CONSTRUCTION MATERIALS



GEOTECHNICAL




ENVIRONMENTAL

FACILITIES



COMPANY OVERVIEW



“What I like most about ECS are the people. They are experts with a wide-range of knowledge. I never hesitate using ECS on projects.”

— Crystal Morphis, Founder and CEO
Creative Economic Development Consulting, LLC

ABOUT OUR COMPANY

Engineering Consulting Services (ECS) is one of the largest and most rapidly growing engineering and consulting companies in the US. Founded in 1988, ECS is a leader in geotechnical, environmental, construction materials and facilities engineering. We are currently ranked 64 in *Engineering News-Record's* Top 500 Design Firms (April 2022) and 38 in Zweig Group's 2022 Hot Firms.

2,200
employees

80+
locations

30+
years' experience

ECS CORE SERVICES

- Geotechnical
- Construction Materials

ECS FOOTPRINT

Whether your project requires local project management, specialty expertise or both, we have you covered. ECS provides the best of both worlds - the attention your projects deserve from our local team, coupled with abundant staffing and technical resources. With 2,200 employees, ECS has grown to more than 80 locations spread across the Mid-Atlantic, Midwest, Southeast and Southwest.

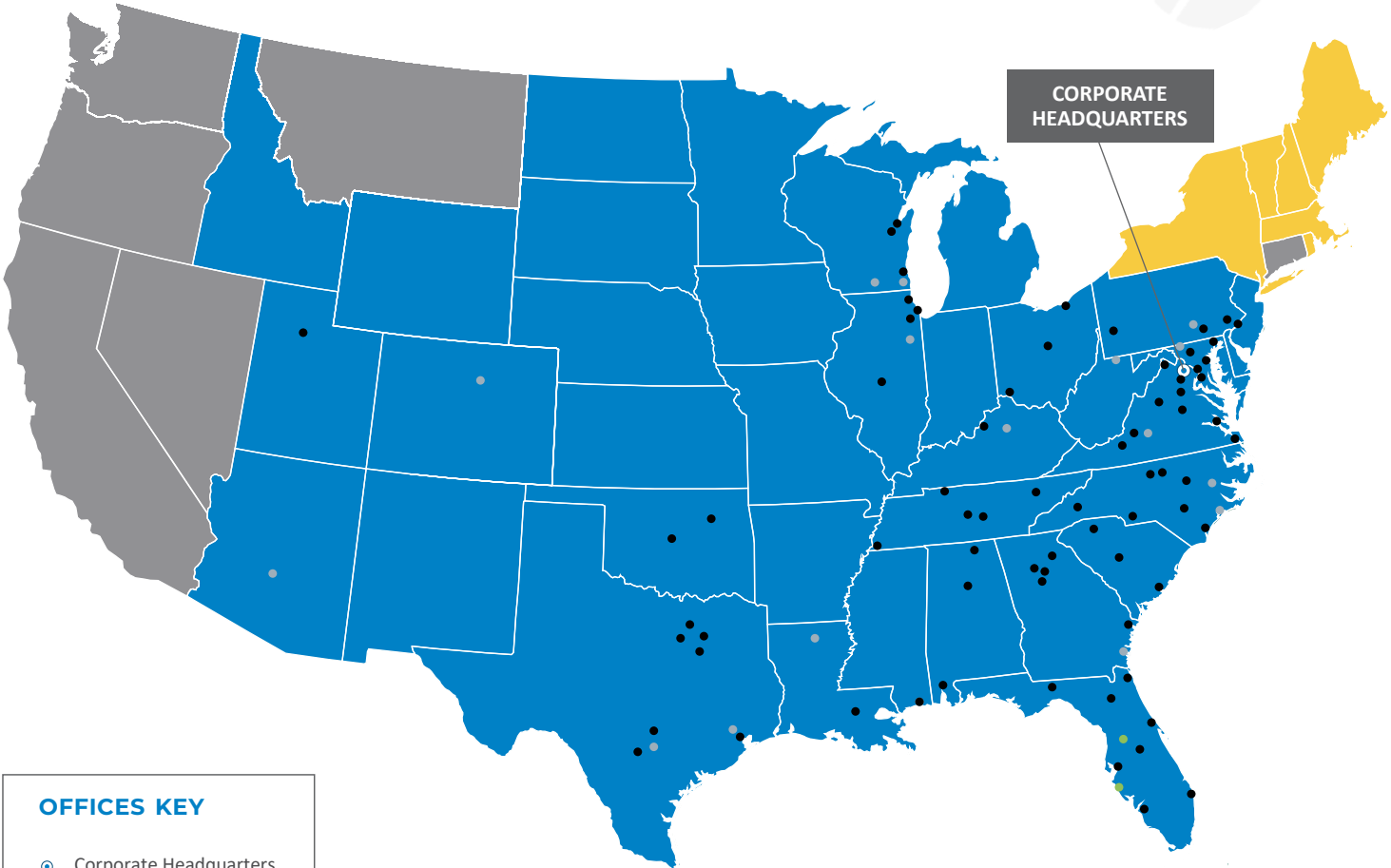
WHY ECS? WE HAVE GRIT.

What does that mean for you? That one descriptive word defines our company culture. It sets just the right tone for what our clients can expect our team to deliver each and every day. At ECS, GRIT is made up of four characteristics: guts, resilience, initiative and tenacity. Our boots are made for working. Click [here](#) for an inside look at what we do, who we are and why we have GRIT.

As a culture of doers, we roll up our sleeves and use our skills to help solve problems. We hustle.



WHEREVER YOUR PROJECT TAKES YOU, ECS HAS... BOOTS ON THE GROUND



CORPORATE HEADQUARTERS

OFFICES KEY

- ⦿ Corporate Headquarters
- Full Service Office
- Testing Services Office
- Drilling Services Office

SERVICES KEY

Materials Testing Service Area is approximately a 75-mile radius around each office.

- Environmental and Facilities
- Geotechnical, Environmental, Materials Testing, and Facilities
- Geotechnical, Environmental, and Facilities



DUE DILIGENCE



As part of typical commercial, industrial and residential real estate transactions, many services need to be completed prior to closing that should not be overlooked. ECS provides environmental and engineering due diligence services common to real estate transaction-driven work, including:

Environmental Due Diligence Services:

- Phase I Environmental Site Assessments (ESAs)
- Wetland and Stream Determination and Delineation Services
- Phase II Environmental Site Assessments (ESAs)
- Underground Storage Tank (UST) Assessments and Closures
- Environmental Transaction Screens (ETS)
- Regulatory Record Reviews
- HUD Assessments
- Endangered Species Assessments
- Historical and Cultural Surveys/Assessments
- Radon Assessment
- Asbestos Surveys and Abatement Design
- Lead-Based Paint Surveys and Abatement Design
- Microbial and Indoor Air Quality Assessments
- Vapor Intrusion Assessments
- Fannie Mae and Freddie Mac Assessments
- Contaminated soil management plans

Facilities Due Diligence Services:

- Accessibility Consulting
- Bank Draw Review
- Pre and Post Construction Surveys
- Property Condition Assessments (PCAs)
- Forensic Investigations
- GPR Surveys
- EIFS Services

Engineering Due Diligence Services:

- Subsurface Geotechnical Explorations
- Test Pit Evaluations
- Seismic Studies
- Cost estimating for construction
- Geologic Assessments

MICHAEL DELALIO

ENVIORNMENTAL SCIENTIST

CERTIFICATIONS

Wetland Delineation

MEMBERSHIPS

Association of State

Wetland Managers

SKILLS

Wetland Delineation

Natural Feature Delineation

EDUCATION

Bachelor of Science,
Biomedical Sciences,
Marist College,
Poughkeepsie, NY

PROFESSIONAL PROFILE

Mr. DeLalio is an Environmental Scientist forth ECS Southwest LLP (ECS) in our Austin, Texas Office. His present responsibilities include project management, field testing, and reporting for the environmental services departments in our Texas operations. Mr. DeLalio has performed numerous Phase I Environmental Site Assessments (ESAs), and conducts and oversees wetland delineations, coordinates Endangered Species Act compliance, and coordinates Jurisdictional Determinations with the State and U.S. Army Corps of Engineers (USACE). Prior to his time with ECS Mr. DeLalio worked in the environmental field as a municipal regulator, performing wetland and natural feature delineations for both residential and commercial development applications.

PROJECT EXPERIENCE

- Wetland and Stream Delineation, Dallas, TX
- Wetland and Stream Delineation, Georgetown, TX
- Environmental Resource Inventory, Austin, TX
- Wetland Delineation, San Antonio, TX
- Wetland Delineation and Individual Permitting Compliance, Conroe, TX
- Wetland and Stream Delineation, Creedmoor, TX
- Threatened and Endangered Species Assessment, Schertz, TX
- Single Family Development, Elmendorf, TX
- Commercial Industrial Development, Dallas, TX
- Single Family Development, Georgetown, TX
- Geologic Assessments, Georgetown, TX
- Day Miar Parcel - Phase I, Grand Prairie, TX
- Oak Point Subdivision Environmental Services, Little Elm, TX
- Walburg Parcels WD, Georgetown, TX
- Ames ESA, Milpitas, CA
- Central Avenue ESA, Union City, CA
- Coliseum Way ESA, Oakland, CA
- Corsair Business Park ESA, Hayward, CA
- STX Frio II WD, New Braunfels, TX
- Shasta Orthopaedics, Redding, CA
- Fremont Business Center ESA, Fremont, CA
- Atlantica at Alamo, San Antonio, TX
- Stillwater Hutchins Parcel WD, Hutchins, TX
- Creedmoor Parcel WD, Austin, TX
- Harry H Rogers Middle School ESA, San Antonio, TX
- Henry Carrollton Early Childhood Education Center, San Antonio, TX
- Texan Trail Parcel WD, Grapevine, TX
- Hurst Mall Outbuilding ESA, Hurst, TX



Appendix VIII: Acronyms

List of Common Acronyms

AULs	Activity and Use Limitations
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
ACM	Asbestos Containing Materials
BER	Business Environmental Risk
CORRACTS	CERCLA Corrective Action List
NPL	CERCLA National Priorities List
NFRAP	CERCLA No Further Remedial Action Planned
CERCLA	Comprehensive Environmental Response Cleanup Liability Act
CESQG	Conditionally Exempt Small Quantity Generator
CREC	Controlled Recognized Environmental Condition
ERNS	Emergency Response Notification System
EC	Engineering Controls
HIST LF	Historical Landfill
HREC	Historical Recognized Environmental Condition
IC	Institutional Controls
LQG	Large Quantity Generator
LBP	Lead Based Paint
LTANKS	Leaking Tanks
LUST	Leaking Underground Storage Tank
REC	Recognized Environmental Condition
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
SQG	Small Quantity Generator
SWF/LF	Solid Waste Facility/Landfill
SHWS	State Hazardous Waste Sites
UST	Underground Storage Tank
USGS	United States Geological Survey

