

Phase I Environmental Site Assessment for the Fernandez San Marcos Property Hays County, Texas



Prepared for
Tomás Fernandez
7400 Elm Forest Road
Austin, Texas 78745

Prepared by
Blanton & Associates, Inc.
ENVIRONMENTAL CONSULTING • PLANNING • PROJECT MANAGEMENT
5 LAKEWAY CENTRE COURT, SUITE 200
AUSTIN, TEXAS 78734
512-264-1095
BLANTONASSOCIATES.COM
AUSTIN, HOUSTON, SAN ANTONIO, DALLAS

June 2016

Table of Contents

1.0	SUMMARY	1
2.0	INTRODUCTION	1
2.1	Purpose	1
2.2	Detailed Scope of Services	1
2.3	Limiting Conditions, Deviations, and Exceptions	2
2.4	Significant Assumptions	2
2.5	Special Terms and Conditions	2
3.0	USER PROVIDED INFORMATION	2
4.0	SITE DESCRIPTION	3
4.1	Location and Legal Description	3
4.2	Site and Vicinity General Characteristics	3
4.3	Current Use of Property	3
4.4	Descriptions of Structures, Roads, and Other Improvements on the Site	4
4.5	Current Uses of Adjoining Properties	4
4.6	Title Records	4
4.7	Environmental Liens or Activity and Use Limitations	4
4.8	Specialized Knowledge	5
4.9	Commonly Known or Reasonably Ascertainable Information	5
4.10	Valuation Reduction for Environmental Issues	5
4.11	Owner, Property Manager, and Occupant Information	5
4.12	Reason for Performing Phase I	5
4.13	Other	5
5.0	RECORDS REVIEW	5
5.1	Environmental Agency Databases	5
5.2	Physical Setting Sources	6
5.2.1	USGS Topographic Map	6
5.2.2	Soil Maps	6
5.2.3	Geologic Maps	6
5.3	Historical Aerial Photographs	7
5.3.1	Historical Aerial Photographs	7
6.0	SITE RECONNAISSANCE	7
6.1	Methodology and Limiting Conditions	7
6.2	General Site Setting	7
6.3	Exterior Observations	8
6.4	Interior Observations	8
7.0	INTERVIEWS	9
7.1	Interviews with Current Owners	9
7.2	Interviews with Site Managers	9
8.0	FINDINGS	10
9.0	OPINION	10
10.0	CONCLUSIONS	10

11.0 DEVIATIONS.....	10
12.0 ADDITIONAL SERVICES	11
13.0 REFERENCES.....	11
14.0 WARRANTY.....	11
15.0 SIGNATURES	12
16.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS.....	12

Appendices

Appendix A.	GeoSearch Radius Report
Appendix B.	Historic Aerial Photographs
Appendix C.	Photographs of Subject Property
Appendix D.	Interview Forms

1.0 SUMMARY

This Phase I Environmental Site Assessment was prepared by Blanton & Associates, Inc. (B&A) for the Fernandez San Marcos property, approximately 56.14 acres located at 1750 Craddock Avenue, San Marcos, Hays County, Texas (Figure 1). The property consisted of two houses, a bunkhouse, four additional structures, open rangeland, a paved road, and unimproved vehicle trails.

B&A performed this assessment at the request of Tomás Fernandez to identify, to the extent feasible, recognized environmental conditions associated with the subject property. This assessment included (1) interviews with the property owner and other individuals with knowledge of the property; (2) research into available records, including current agency files, databases, and historical documents; and (3) a site visit.

The interviews, background research, and May 2, 2016 site visit of the subject property identified no evidence of recognized environmental conditions, including petroleum products or other hazardous environmental contaminants, associated with the subject property. *De minimis* conditions associated with paint and chemical storage containers were identified during the site inspection. These *de minimis* conditions would not be likely to present a threat to human health or the environment.

A government agency database search revealed no records related to the subject property or within a radius of up to one mile of the subject property.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible pursuant to the processes prescribed herein, recognized environmental conditions in connection with the subject property. “Recognized environmental conditions,” as defined by the American Society for Testing and Materials (ASTM) Standard E 1527-13 for Phase I Environmental Site Assessments, include:

“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (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.”

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

2.2 Detailed Scope of Services

The methodology used for this assessment followed ASTM Standard E 1527-13, entitled Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM 2013).

2.3 Limiting Conditions, Deviations, and Exceptions

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

2.4 Significant Assumptions

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

2.5 Special Terms and Conditions

No special terms or conditions were placed on this investigation.

3.0 USER PROVIDED INFORMATION

According to the ASTM protocol E1527-13, the Users of an ESA have certain primary responsibilities for gaining information that may be helpful in determining the potential presence of *recognized environmental conditions* on the Subject Property. The User of this ESA report, Tomás Fernandez, was queried to gain insight to information for which the User is responsible; this information is summarized as follows:

Question	User's Response
Is the User aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?	Tomás Fernandez is not aware of any environmental cleanup liens against the Subject Property.
Is the User aware of any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?	Tomás Fernandez is not aware of any AULs that are in place in association with the Subject Property.
Does the User have any specialized knowledge or experience related to the property or nearby properties (e.g., use of hazardous substances or petroleum products and associated processes)?	Tomás Fernandez does not have any specialized knowledge or experience related to the Subject Property or nearby properties.
Does the purchase price being paid for this property reasonable reflect the fair market value of the property if it were not contaminated?	Yes
Is the User aware of commonly known or reasonable ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?	Tomás Fernandez is not aware of any commonly known or reasonably ascertainable information that would help identify conditions indicative of releases or threatened releases.

Question	User's Response
Based on the User's knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?	Tomás Fernandez is not aware of any obvious indicators that point to the presence or likely presence of contamination at the Subject Property.
Does the User have any helpful documents available for review in association with the Subject Property (e.g., historic Phase I ESA reports, permits, registrations, hydrogeologic conditions, etc.)?	No documentation was provided.

4.0 SITE DESCRIPTION

4.1 Location and Legal Description

The subject property is located off of Ranch Road 12 in southern Hays County, Texas. The subject property encompasses approximately 56.14 acres, and Figure 1 shows the general location of the subject property.

The legal description of the subject property is listed below:

1750 Craddock Ave., A0471 JOHN WILLIAMS SURVEY, ACRES 56.14, San Marcos, TX

Owner contact information is listed below:

Thomas Aylor; owner representative

E-mail-taylor@rmn.com

Phone (512) 787-7268

4.2 Site and Vicinity General Characteristics

The subject property is mainly undeveloped rangeland located in western San Marcos, Hays County, Texas. The approximately 56.14-acre subject property is bisected by Pandemonium Creek.

A paved road provides access to some of the structures on the subject property, while unimproved roads and vehicle trails provide access to additional areas on the subject property.

The general vicinity of the subject property includes Purgatory Creek, Purgatory Creek Natural Area, undeveloped agricultural rangeland and woodlands, single-family residences, multi-family residences and Ranch Road 12.

4.3 Current Use of Property

The subject property is currently used as a residence and for recreational hunting. There are no commercial or industrial buildings or spaces on the subject property.

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

The subject property contains the following improvements and environmental features:

- Roads: A paved road leads into the subject property and provides access to some of the structures on the subject property and unimproved vehicle trails provide access to additional areas within the subject property.
- Structures: A total of seven structures are present on the subject property, including two houses, a bunkhouse, a tractor shed, a barn, a chicken coop and a pump house.
- Utility lines and transformers: Utility lines occur within the subject property in association with the houses. Two transformers in good condition occur near the houses.
- Sewage disposal system: Two septic systems occurs on the subject property in association with the houses on the subject property.
- Fuel storage tanks: Two propane storage tanks are associated with the houses on the subject property.
- Water well: One water well is located on the subject property.
- Stock tank: One man-made, isolated stock tank occurs on the subject property.
- Natural environmental features: Pandemonium Creek bisects the subject property.

This assessment identified no other structures, roads or other improvements known to occur on the subject property.

4.5 Current Uses of Adjoining Properties

The majority of the adjoining property is Purgatory Creek Natural Area. The remaining adjacent property is undeveloped rangeland and new, single-family construction.

Single-family residences and associated improvements occur to the east of the subject property.

All information provided by the User was assumed to be reliable.

4.6 Title Records

A 50-year chain-of-title was not provided for evaluation for this report.

4.7 Environmental Liens or Activity and Use Limitations

Mr. Fernandez was not aware of any environmental liens or activity and use limitations associated with the subject property. The subject property or adjacent sites were not listed on the federal CERCLA (Superfund) Lien (SFLIENS) database or the TCEQ Environmental Liens (LIENS) database.

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency 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. TCEQ liens are filed upon State and/or Federal Superfund Sites by the Texas Commission on Environmental Quality. Information regarding the lien databases can be found in **Appendix A**.

4.8 Specialized Knowledge

Mr. Fernandez reported no specialized knowledge or experience that would indicate the presence or use of hazardous materials or petroleum products in connection with the subject property.

4.9 Commonly Known or Reasonably Ascertainable Information

Mr. Fernandez did not know of any spills or releases of hazardous materials or petroleum products, past or current chemical use, or environmental cleanups on the subject property. Mr. Fernandez reported that he was aware that the subject property had previously been used as a residence and for ranching and recreational hunting, and that he did not have any other commonly known or reasonably ascertainable information about the subject property that would help identify conditions indicative of releases or threatened releases of hazardous materials or petroleum products.

4.10 Valuation Reduction for Environmental Issues

Mr. Fernandez indicated the purchase price being paid for the subject property reasonably reflected the fair market value of the subject property.

4.11 Owner, Property Manager, and Occupant Information

Mr. Fernandez identified Mr. Thomas Aylor as the owner representative of the subject property.

4.12 Reason for Performing Phase I

Mr. Fernandez indicated that the reason for completing the Phase I Environmental Site Assessment was related to accomplishing due diligence.

4.13 Other

The User did not provide any other information about the subject property for this assessment.

5.0 RECORDS REVIEW

5.1 Environmental Agency Databases

B&A contacted GeoSearch for a review of available agency databases. The databases were reviewed in order to identify any recognized environmental conditions that might affect the subject property. The database records were searched to the appropriate distances as established by the ASTM Standard E 1527-05. A description of each record searched, the distance from the subject property covered in the search, and

the results of each search, as well as lists of ASTM, non-ASTM, and Texas databases and sources are detailed in **Appendix A**.

A complete copy of the agency database search report is included in **Appendix A**. A summary of the report findings are given below.

The GeoSearch Radius Report revealed no records related to the subject property or within 1-mile of the subject property.

5.2 Physical Setting Sources

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

5.2.1 USGS Topographic Map

The subject property lies within the San Marcos North, Tex U.S. Geological Survey (USGS) topographic map quadrangle. Elevations on the subject property vary between approximately 685 feet above mean sea level (msl) along the northern and southwestern boundaries of the subject property to approximately 630 msl within Pandemonium Creek. Pandemonium Creek is a tributary of Purgatory Creek and flows from the northwest to the southeast through the center of the subject property. Surface runoff flows primarily from the north and west into Pandemonium Creek. The subject property also receives runoff from adjacent properties to the north and west.

5.2.2 Soil Maps

Soils on the Property are members of the Comfort-Rumple-Eckrant association. The Comfort-Rumple-Eckrant association consist of “very shallow to moderately deep, undulating to steep and hilly soils over indurated limestone; on uplands of Edwards Plateau” (Soil Conservation Service (SCS) 1984). Four soil mapping units are located on the subject property, Comfort-Rock outcrop complex, 1 to 8 percent slopes (CrD), Orif soils, 0 to 1 percent slopes, frequently flooded (Or), Rumple-Comfort association, 1 to 8 percent slopes (RUD) and Tarpley clay, 1 to 3 percent slopes (TaB) (Natural Resources Conservation Service (NRCS) 2016).

5.2.3 Geologic Maps

The subject property is underlain by Edwards Limestone. Edwards Limestone is fine to coarse grained, with abundant chert and fossils of rudistids, miliolids and shell fragments. It is medium gray to grayish brown with a thickness of 300-500 feet. Solution zones and collapse breccia are common (BEG 1983).

The subject property is located over the Trinity and Edwards (Balcones Fault Zone) Aquifers, as mapped by the Texas Water Development Board (TWDB 2006). The Texas Commission on Environmental Quality (TCEQ) indicates that the subject property is within the Edwards Aquifer Recharge Zone (TCEQ 2005).

Portions of the property along the unnamed tributary (locally known as Pandemonium Creek) are mapped within the Federal Emergency Management Agency (FEMA) 100-year and 500-year floodplains (FEMA 2005).

5.3 Historical Aerial Photographs

5.3.1 Historical Aerial Photographs

To explore changes in the use of the subject property and nearby properties, aerial images from 1953, 1958, 1965, 1974, 1980, 1991, 1996, 2004, and 2012 were obtained from GeoSearch and are included in **Appendix B**.

The available historical imagery suggests that structures and the main road leading into the property were present on the subject property in 1953 (earliest imagery available), and the subject property included undeveloped rangeland during that time. In 1958, additional structures and unimproved roads appear to be the only changes. In 1965, one additional structure appears with no other obvious changes to the subject property or the surrounding area. From 1974 through 2004, no significant changes are apparent on the subject property or in the surrounding area. In 2012, Ranch Road 12 and a gravel road appear to the northeast of the subject property, with no significant changes to the subject property.

6.0 SITE RECONNAISSANCE

6.1 Methodology and Limiting Conditions

B&A biologists Clif Ladd, C.W.B. and Cate Wiggins, M.S. visited the subject property on May 2, 2016, to assess the site and identify visually and/or physically evident, environmentally significant conditions. Approximately three hours were spent on site. During the visit, B&A biologists inspected the property on foot, specifically searching for evidence of possible recognized environmental conditions. Photographs taken during the site visit are included in **Appendix C**.

6.2 General Site Setting

The subject property is located south of Ranch Road 12, at 1750 Craddock Avenue in San Marcos, Hays County, Texas. The subject property is approximately 56.14 acres and consists of two houses, a bunkhouse, four additional structures, one water well, two septic tanks, two propane tanks, open rangeland, a paved access road, unimproved vehicle trails, utility lines and a man-made, isolated pond. Observed land conditions and improvements supported the past and/or current use of the subject property for agriculture, recreational hunting and as a homestead.

The subject property is bisected by Pandemonium Creek. The creek was dry at the time of the site visit.

Properties adjacent to and within the vicinity of the subject property include Purgatory Creek, Purgatory Creek Natural Area, open rangeland and single-family residences.

6.3 Exterior Observations

A site map is included in **Figure 2**, which shows the locations of the features within the subject property. The exterior of the structures located on the subject property were evaluated for recognized environmental conditions (**Photos 1-21**). The interiors of these structures are described in the next section.

The exteriors of each of the houses located on the subject property were in fair condition (**Photos 1, 12**). Two transformers in fair condition were observed (**Photos 13, 20**), one near each house. Both transformers appeared to be more than a few years old, and were not marked “no PCBs,” therefore they may contain PCBs. Two propane tanks (**Photos 14, 21**) in fair condition were associated with the houses. A roll-off dumpster from Green Guy Recycling is currently located across from the main house (**Photo 19**). There was no evidence of liquids, odors or residues in the vicinity of these structures. Conditions observed were typical for a homestead associated with agricultural activities and did not indicate a recognized environmental condition.

The pump house (**Photo 15**), chicken coop (**Photo 11**) and barn (**Photos 6, 7, and 10**) appeared in fair condition. The bunkhouse was in poor condition (**Photo 5**). Items and materials typically associated with agricultural activities were observed in the vicinity of these structures. An old cotton gin is currently stored on the backside of the barn (**Photo 9**). An open 55-gallon drum containing metal wire was observed near the barn (**Photo 8**). No odors, visible residues or stressed vegetation were observed in the vicinity of these structures or materials and conditions did not indicate a recognized environmental condition.

The tractor shed appeared in fair condition (**Photo 2**). Items and materials observed are typically associated with agricultural activities. *De minimis* conditions were observed involving a 55-gallon drum containing approximately 14 gallons of an unknown chemical, likely a pesticide or herbicide for agricultural use (**Photos 3, 4**). No odors, visible residues or stressed vegetation were observed in the vicinity of these structures or materials and conditions did not indicate a recognized environmental condition.

A water well and a man-made, isolated stock tank occur on the northern half of the subject property (**Photos 17, 18**). A cattle trough is located near the stock tank (**Photo 16**). No odors, visible residues or stressed vegetation were observed in the vicinity of these features. Conditions did not indicate a recognized environmental condition.

Exterior observations of the subject property did not suggest any recognized environmental conditions related to the storage or use of hazardous materials or petroleum products. No odors, visible residues or stressed vegetation were evident within or in the immediate vicinity of the subject property.

6.4 Interior Observations

The interiors of the structures on the subject property were evaluated for recognized environmental conditions (**Photo 22-49**).

The main house was in fair condition. Typical furniture, appliances and other household items were observed (**Photos 22-28**). The primary garage and converted garage each contained miscellaneous furniture and household items (**Photos 29, 30**).

House #2 was also in fair condition and contained typical furniture, appliances and household items. Containers of typical household cleaning products were observed.

The bunkhouse was in poor condition and contained old appliances and trash (**Photos 34, 35**).

The tractor shed contained various construction materials, hand tools, and an air compressor with an extra tank. There were DE *minims* conditions associated with approximately 27 cans (both 1-quart and 1-gallon size) of paint, stain and sealant, most of which were empty (**Photos 31-33**).

The barn was in fair condition. Old furniture, trash, three baskets containing several empty glass jars, six empty 1-gallon jugs and one empty 1-gallon jug were observed (**Photos 36-38**).

The chicken coop has not been in use for several years, was in fair condition, and contained furniture, housewares and agricultural and plumbing parts (**Photos 39, 40**).

The pump house is located next to the stock tank and was in fair condition. Two reservoir tanks and a pump were observed (**Photo 49**).

There was no indication of the storage or use of hazardous materials or petroleum products within any of the structures.

7.0 INTERVIEWS

7.1 Interviews with Current Owners

Ms. Cate Wiggins conducted the interview with Mr. Thomas Aylor, identified as the representative of the current owner, via telephone on May 13, 2016 (**Appendix D**). Mr. Aylor indicated that his mother and uncle had inherited the subject property from his grandmother. Mr. Aylor stated that he lived on the subject property from 1997-2001, but has been aware of all activities on the subject property since 1994. The past and current uses of the subject property include agriculture and homestead.

Mr. Aylor was unaware of any past industrial or manufacturing activities, hazardous materials use or storage, environmental liens or other environmental problems associated with the subject property. Mr. Aylor indicated that an herbicide mixture of 2,4-D and diesel was used sparingly on the property for mesquite control and was last applied about 1999. Mr. Aylor indicated that there is one water well on the subject property, located next to the stock pond. Mr. Aylor was not aware of any trash dumps on the subject property. Mr. Aylor indicated that two septic systems occur on the subject property, one at each house. Mr. Aylor stated that the septic systems are old, the system at house #2 is the only one currently in use, and is unaware of any leaks or problems with either system. Mr. Aylor indicated that utility lines are associated with each of the houses, and are in fair condition with no known problems.

7.2 Interviews with Site Managers

Ms. Cate Wiggins submitted a public information request via electronic form from the City of San Marcos (<http://www.ci.san-marcos.tx.us/index.aspx?page=1250>) on May 13, 2016. No violations or records pertaining to the subject property were identified.

8.0 FINDINGS

The User provided information did not indicate the presence of any recognized environmental conditions associated with the subject property.

The interviews, background research, and the May 2, 2016 site visit of the subject property identified no evidence of recognized environmental conditions, including petroleum products or other hazardous environmental contaminants, associated with the subject property. *De minimis* conditions associated with paint and chemical storage were identified during the site visit. These *de minimis* conditions would not be likely to present a threat to human health or the environment.

A government agency database search identified no records within one mile of the subject property.

The available historical imagery suggests that some structures and the main road leading into the property were present on the subject property in 1953 (earliest imagery available), and the subject property included undeveloped rangeland during that time. In 1958, additional structures and unimproved roads appear to be the only changes. In 1965, one additional structure appears with no other obvious changes to the subject property or the surrounding area. From 1974 through 2004, no significant changes are apparent on the subject property or in the surrounding area. In 2012, Ranch Road 12 and a gravel road appear to the northeast of the subject property, with no significant changes to the subject property.

The site visit confirmed the current and past use of the subject property for agriculture, recreational hunting and as a homestead.

Interviews with the representative of the current owner and local government officials did not indicate the presence of recognized environmental conditions associated with the subject property.

No data gaps were identified during the Phase I Environmental Site Assessment.

9.0 OPINION

Given the information obtained from the site visit, interviews, historical sources, and agency records, B&A believes that no recognized or suspect environmental conditions have impacted or are currently impacting the subject property, and that no further studies or assessments are warranted.

10.0 CONCLUSIONS

B&A has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the Fernandez San Marcos property located at 1750 Craddock Avenue, San Marcos, Hays County, Texas (the subject property). Any exceptions to, or deletions from, this practice are described in Section 12.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

11.0 DEVIATIONS

No deviations, additions, or deletions from ASTM Standard E 1527-05 have been undertaken as part of this report.

12.0 ADDITIONAL SERVICES

No additional services were requested for this property.

13.0 REFERENCES

Bureau of Economic Geology (BEG). 1983. Geologic atlas of Texas, San Antonio sheet. Bureau of Economic Geology, University of Texas-Austin. Austin, Texas. 8 pp. + map.

Federal Emergency Management Agency (FEMA). 2005. Flood Insurance Rate Map, Hays County, Texas and Incorporated Areas. FEMA, Washington D.C.

Natural Resources Conservation Service (NRCS). 2016. Soil Map-Hays County, Texas. Map generated via online Web Soil Survey (<http://websoilsurvey.nrcs.usda.gov/app/>). Accessed on April 25, 2016.

Soil Conservation Service (SCS). 1984. Soil survey of Comal and Hays Counties, Texas. U.S. Department of Agriculture Soil Conservation Service and the Texas Agricultural Experiment Station. 136 pp + maps.

Texas Commission on Environmental Quality (TCEQ). 2005. Edwards Aquifer Protection Program, Chapter 213 Rules-Recharge Zone, Transition Zone, Contributing Zone, and Contributing Zone within the Transition Zone. ESRI shapefile vector digital data. Austin, Texas.

Texas Water Development Board (TWDB). 2006. The 9 major aquifers of Texas as defined by the TWDB. Texas Water Development Board, Austin, Texas (www.twdb.state.tx.us/mapping/gisdata.asp).

14.0 WARRANTY

The field observations and research reported in this Phase I Environmental Site Assessment are sufficient in detail and scope to form a reasonable basis for a general environmental site assessment of the subject properties. B&A warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted environmental methods, and relate only to the property described in the report. The environmental methods used are intended to provide the User with information regarding the apparent indication of existing or potential environmental conditions relating to the subject site, and are necessarily limited to the conditions observed at the time of the site visit. The report is also limited to the information that was available at the time the report was prepared. In the event additional information is provided to B&A following the completion of the report, it will be forwarded to the User in the form received for evaluation by the User. There is a possibility that conditions may exist which could not be identified within the scope of the assessment or which were not apparent during the site visit. B&A believes that the information obtained from others during the record review of public information and interviews concerning the site are reliable; however, B&A cannot warrant or guarantee that the information provided by others is complete or accurate.

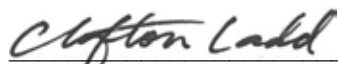
This report was prepared for the exclusive use of Tomás Fernandez. Reproductions of the report shall not be made available without the expressed approval of the same. The general terms and conditions under

which this assessment has been prepared apply solely to the client for whom it was prepared. No other warranties are implied or expressed.

15.0 SIGNATURES

We have performed a Phase I Environmental Site Assessment in conformance with the limitations described herein for the Fernandez San Marcos property at 1750 Craddock Avenue, San Marcos, Hays County, Texas. The findings of this assessment are completely and accurately documented in this report.

We declare that, to the best of our professional knowledge and belief, we meet the definition of “environmental professional” as defined in Section 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 all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.



Prepared by Clifton Ladd, C.W.B.

June 28, 2016

Date



Assisted by Cate Wiggins, M.S.

June 28, 2016

Date

16.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

CLIFTON LADD, C.W.B. – Clif a senior biologist and project manager with B&A. He has 30+ years experience working on ecological projects in the southern United States. He holds a B.A. in biology from the University of Texas at Austin (1980) and a M.S. in wildlife biology from Southwest Texas State University (1985). He is registered as a Certified Wildlife Biologist (C.W.B.) by the Wildlife Society (1989). His principal fields of training and experience are terrestrial and wetland ecology, wildlife management, endangered species, ornithology, and environmental assessment. His experience has been primarily with terrestrial habitats and species in the southeastern and southwestern United States.

CATE WIGGINS, M.S. – Cate is a staff biologist with B&A. She earned her B.S. in wildlife biology in 2010 and her M.S. in biology in 2014, both from Texas State University-San Marcos. Her environmental experience includes wildlife management planning and implementation, endangered species surveys, Phase I Environmental Site Assessments, Wetlands and Waters of the U.S. Assessments, TPWD Rare Species Surveys, TXRAM and endangered species habitat analyses.

APPENDIX A

GEOSEARCH RADIUS REPORT

Radius Report

[Satellite view](#)

Target Property:

***Fernandez San Marcos property
Ranch Road 12
San Marcos, Hays County, Texas 78666***

Prepared For:

Blanton & Associates

Order #: 65966

Job #: 143202

Project #: 16067

Date: 04/25/2016

Table of Contents

<i>Target Property Summary</i>	1
<i>Database Summary</i>	2
<i>Database Radius Summary</i>	7
<i>Radius Map 1</i>	12
<i>Radius Map 2</i>	13
<i>Ortho Map</i>	14
<i>Topographic Map</i>	15
<i>Unlocated Sites Summary</i>	17
<i>Environmental Records Definitions</i>	19
<i>Unlocatable Report</i>	See Attachment
<i>Zip Report</i>	See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquiries Rule (40 CFR §312.26) and the current version of the ASTM International E1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process or, if applicable, the custom requirements requested by the entity that ordered this report. The records and databases of records used to compile this report were collected from various federal, state and local governmental entities. It is the goal of GeoSearch to meet or exceed the 40 CFR §312.26 and E1527 requirements for updating records by using the best available technology. GeoSearch contacts the appropriate governmental entities on a recurring basis. Depending on the frequency with which a record source or database of records is updated by the governmental entity, the data used to prepare this report may be updated monthly, quarterly, semi-annually, or annually.

The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers And independent contractors cannot be held liable For actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.

Target Property Summary

Target Property Information

*Fernandez San Marcos property
Ranch Road 12
San Marcos, Texas 78666*

Coordinates

*Area centroid (-97.981014, 29.8783073)
643 feet above sea level*

USGS Quadrangle

*San Marcos South, TX
San Marcos North, TX*

Geographic Coverage Information

County/Parish: Hays (TX)

ZipCode(s):

San Marcos TX: 78666

Radon

* Target property is located in Radon Zone 3.

Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L (picocuries per liter).

Database Summary

FEDERAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSTX	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
NO LONGER REGULATED RCRA GENERATOR FACILITIES	NLRRCRAG	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR FACILITIES	RCRAGR06	0	0	0.1250
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR FACILITIES	RCRANGR06	0	0	0.1250
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	SEMS	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	SEMSARCH	0	0	0.5000
NATIONAL PRIORITIES LIST	NPL	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	PNPL	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	RCRAC	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	RCRASUBC	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	AIRSAFS	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	BRS	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSTX	0	0	TP/AP

Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	HMIRSR06	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	ICIS	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	ICISNPDES	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDES06	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR06	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
OPEN DUMP INVENTORY	ODI	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000
SUB-TOTAL		0	0	

Database Summary

STATE (TX) LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
STATE INSTITUTIONAL/ENGINEERING CONTROL SITES	SIEC01	0	0	TP/AP
DRY CLEANER REGISTRATION DATABASE	DCR	0	0	0.2500
PETROLEUM STORAGE TANKS	PST	0	0	0.2500
BROWNFIELDS SITE ASSESSMENTS	BSA	0	0	0.5000
CLOSED & ABANDONED LANDFILL INVENTORY	CALE	0	0	0.5000
LEAKING PETROLEUM STORAGE TANKS	LPST	0	0	0.5000
MUNICIPAL SOLID WASTE LANDFILL SITES	MSWLF	0	0	0.5000
RADIOACTIVE WASTE SITES	RWS	0	0	0.5000
RAILROAD COMMISSION VCP AND BROWNFIELD SITES	RRCVCP	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM SITES	VCP	0	0	0.5000
INDUSTRIAL AND HAZARDOUS WASTE CORRECTIVE ACTION SITES	IHWCA	0	0	1.0000
STATE SUPERFUND SITES	SF	0	0	1.0000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
GROUNDWATER CONTAMINATION CASES	GWCC	0	0	TP/AP
HISTORIC GROUNDWATER CONTAMINATION CASES	HISTGWCC	0	0	TP/AP
MUNICIPAL SETTING DESIGNATIONS	MSD	0	0	TP/AP
NOTICE OF VIOLATIONS	NOV	0	0	TP/AP
SPILLS LISTING	SPILLS	0	0	TP/AP
TCEQ LIENS	LIENS	0	0	TP/AP
TIER I I CHEMICAL REPORTING PROGRAM FACILITIES	TIERII	0	0	TP/AP
INDUSTRIAL AND HAZARDOUS WASTE SITES	IHW	0	0	0.2500
PERMITTED INDUSTRIAL HAZARDOUS WASTE SITES	PIHW	0	0	0.2500
AFFECTED PROPERTY ASSESSMENT REPORTS	APAR	0	0	0.5000
DRY CLEANER REMEDIATION PROGRAM SITES	DCRPS	0	0	0.5000
INNOCENT OWNER / OPERATOR DATABASE	IOP	0	0	0.5000
RECYCLING FACILITIES	WMRE	0	0	0.5000
SUB-TOTAL		0	0	

Database Summary

LOCAL LISTING

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EDWARDS AQUIFER PERMITS	EAP	0	0	TP/AP
SUB-TOTAL		0	0	

Database Summary

TRIBAL LISTING

Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	USTR06	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	LUSTR06	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	ODINDIAN	0	0	0.5000
SUB-TOTAL		0	0	

Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		0	0	

Database Radius Summary

FEDERAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
EC	0.0200	0	NS	NS	NS	NS	NS	0
ERNSTX	0.0200	0	NS	NS	NS	NS	NS	0
FRSTX	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR06	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
LUCIS	0.0200	0	NS	NS	NS	NS	NS	0
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES06	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR06	0.0200	0	NS	NS	NS	NS	NS	0
RCRASC	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
NLRRCRAG	0.1250	0	0	NS	NS	NS	NS	0
RCRAGR06	0.1250	0	0	NS	NS	NS	NS	0
RCRANGR06	0.1250	0	0	NS	NS	NS	NS	0
HISTPST	0.2500	0	0	0	NS	NS	NS	0
BF	0.5000	0	0	0	0	NS	NS	0
DNPL	0.5000	0	0	0	0	NS	NS	0
NLRRCRAT	0.5000	0	0	0	0	NS	NS	0
ODI	0.5000	0	0	0	0	NS	NS	0
RCRAT	0.5000	0	0	0	0	NS	NS	0
SEMS	0.5000	0	0	0	0	NS	NS	0
SEMSARCH	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
NLRRCRAC	1.0000	0	0	0	0	0	NS	0
NPL	1.0000	0	0	0	0	0	NS	0

Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
PNPL	1.0000	0	0	0	0	0	NS	0
RCRAC	1.0000	0	0	0	0	0	NS	0
RCRASUBC	1.0000	0	0	0	0	0	NS	0
RODS	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

STATE (TX) LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
GWCC	0.0200	0	NS	NS	NS	NS	NS	0
HISTGWCC	0.0200	0	NS	NS	NS	NS	NS	0
LIENS	0.0200	0	NS	NS	NS	NS	NS	0
MSD	0.0200	0	NS	NS	NS	NS	NS	0
NOV	0.0200	0	NS	NS	NS	NS	NS	0
SIEC01	0.0200	0	NS	NS	NS	NS	NS	0
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
TIERII	0.0200	0	NS	NS	NS	NS	NS	0
DCR	0.2500	0	0	0	NS	NS	NS	0
IHW	0.2500	0	0	0	NS	NS	NS	0
PIHW	0.2500	0	0	0	NS	NS	NS	0
PST	0.2500	0	0	0	NS	NS	NS	0
APAR	0.5000	0	0	0	0	NS	NS	0
BSA	0.5000	0	0	0	0	NS	NS	0
CALF	0.5000	0	0	0	0	NS	NS	0
DCRPS	0.5000	0	0	0	0	NS	NS	0
IOP	0.5000	0	0	0	0	NS	NS	0
LPST	0.5000	0	0	0	0	NS	NS	0
MSWLF	0.5000	0	0	0	0	NS	NS	0
RRCVCP	0.5000	0	0	0	0	NS	NS	0
RWS	0.5000	0	0	0	0	NS	NS	0
VCP	0.5000	0	0	0	0	NS	NS	0
WMRF	0.5000	0	0	0	0	NS	NS	0
IHWCA	1.0000	0	0	0	0	0	NS	0
SF	1.0000	0	0	0	0	0	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

LOCAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
EAP	0.0200	0	NS	NS	NS	NS	NS	0
SUB-TOTAL		0	0	0	0	0	0	0

Database Radius Summary

TRIBAL LISTING

Standard environmental records are displayed in **bold**.

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
USTR06	0.2500	0	0	0	NS	NS	NS	0
LUSTR06	0.5000	0	0	0	0	NS	NS	0
ODINDIAN	0.5000	0	0	0	0	NS	NS	0
INDIANRES	1.0000	0	0	0	0	0	NS	0

SUB-TOTAL		0	0	0	0	0	0	0
------------------	--	----------	----------	----------	----------	----------	----------	----------

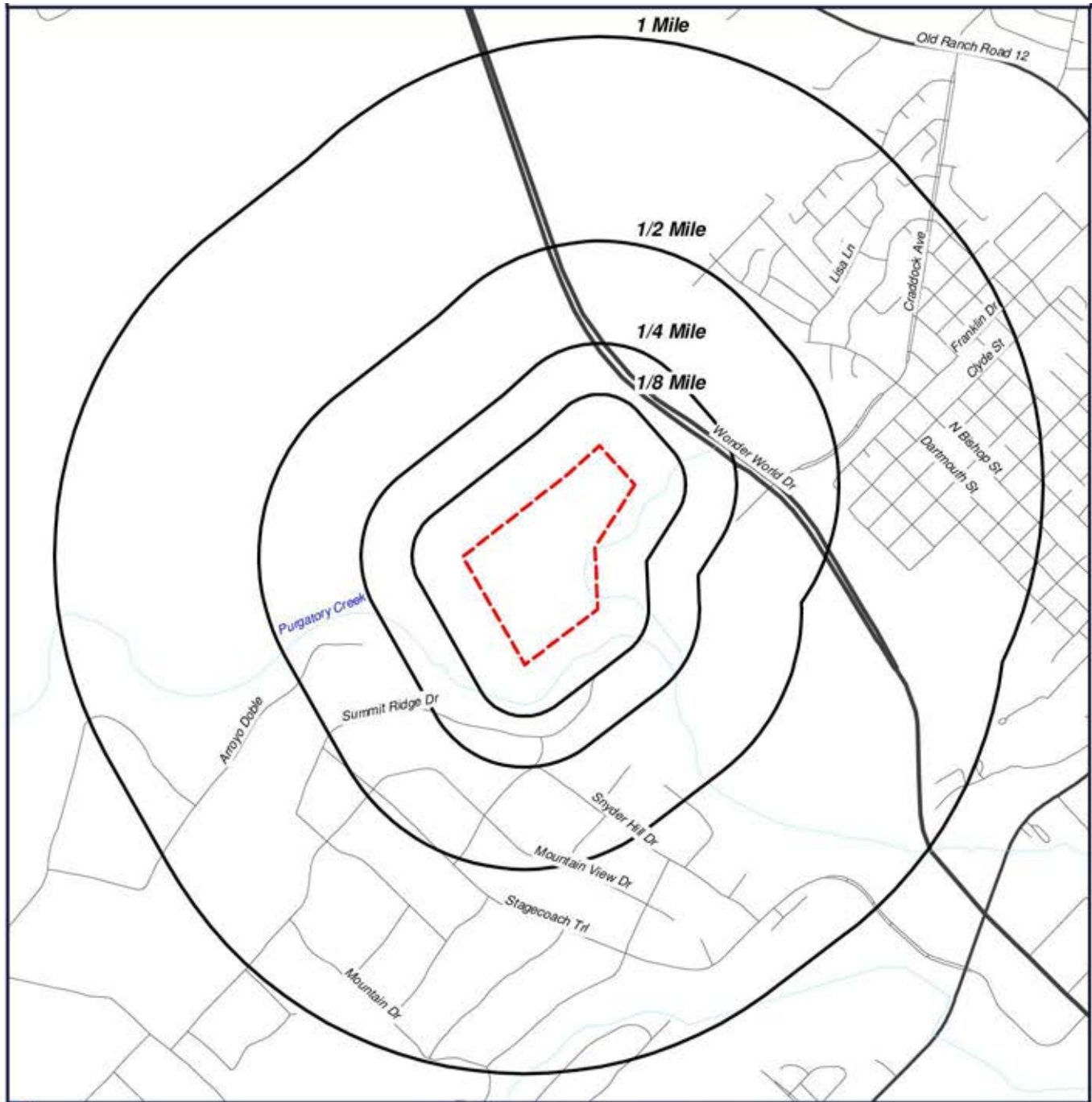
TOTAL		0	0	0	0	0	0	0
--------------	--	----------	----------	----------	----------	----------	----------	----------

NOTES:

NS = NOT SEARCHED

TP/AP = TARGET PROPERTY/ADJACENT PROPERTY

Radius Map 1



 Target Property (TP)

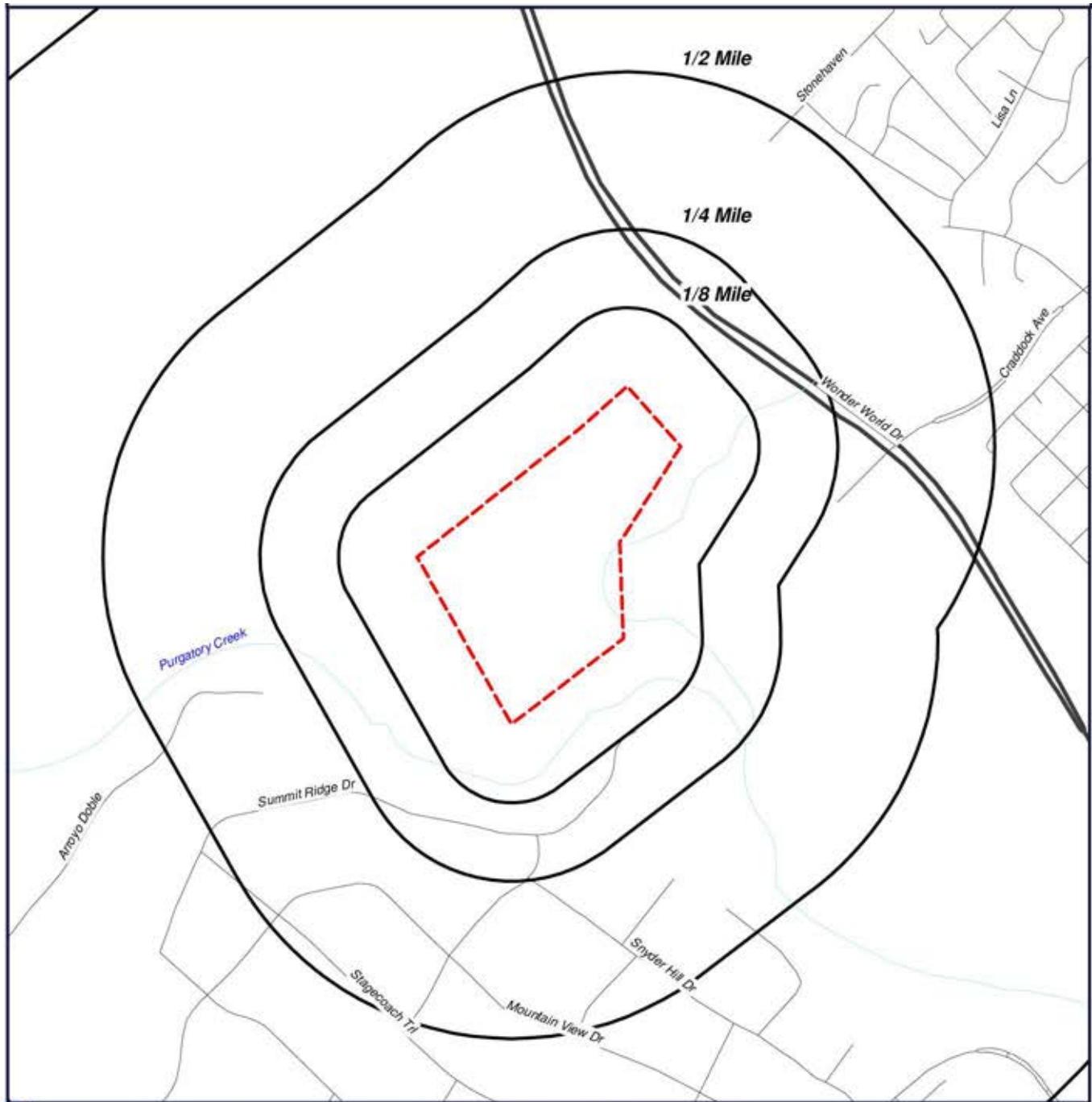
Fernandez San Marcos property
Ranch Road 12
San Marcos, Texas
78666



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Radius Map 2



 Target Property (TP)

**Fernandez San Marcos property
Ranch Road 12
San Marcos, Texas
78666**



0' 650' 1300' 1950'
SCALE: 1" = 1300'

[Click here to access Satellite view](#)

Ortho Map



 Target Property (TP)

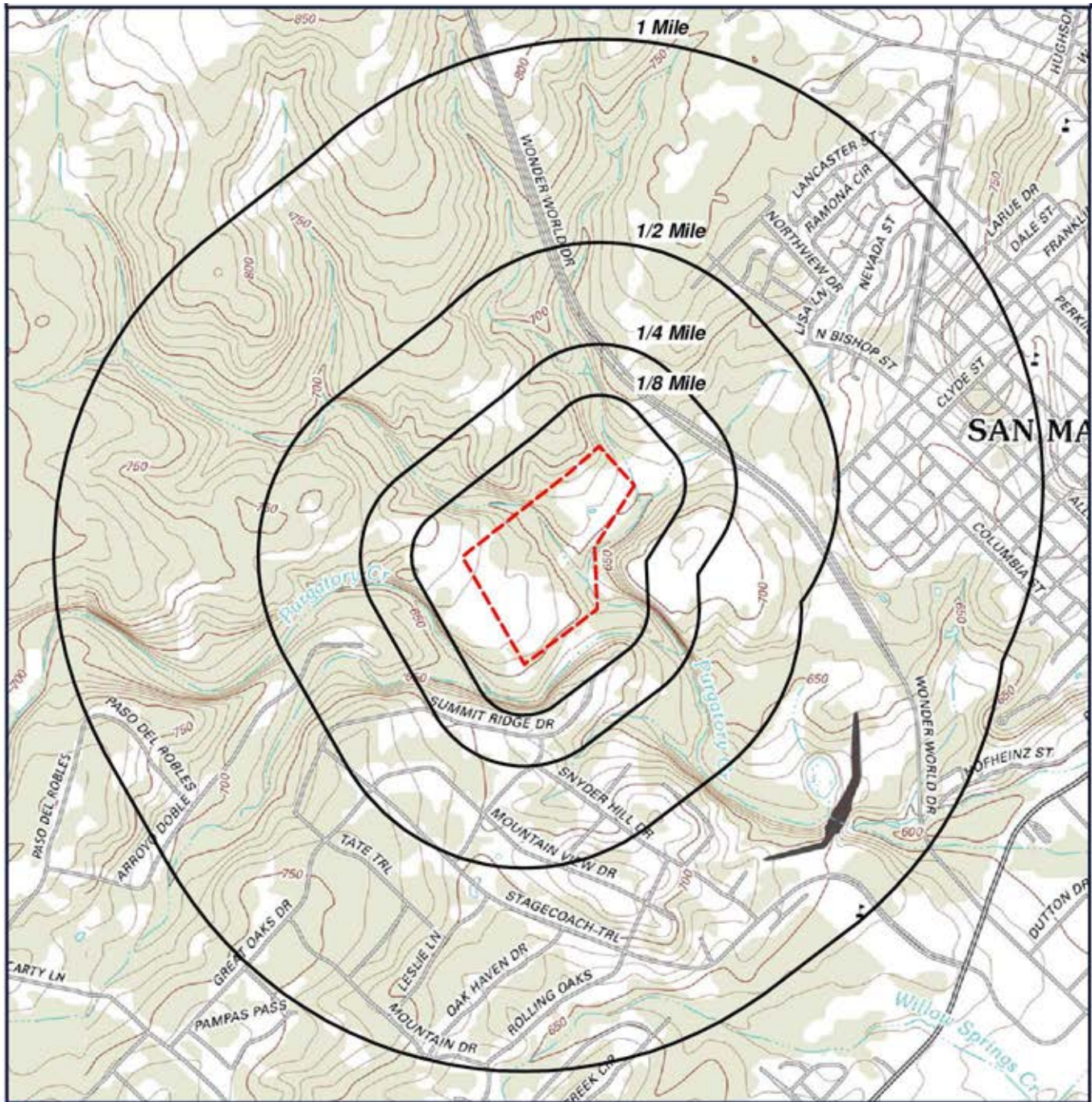
**Quadrangle(s): San Marcos
South, San Marcos North
Fernandez San Marcos property
Ranch Road 12
San Marcos, Texas
78666**



0' 650' 1300' 1950'
SCALE: 1" = 1300'

[Click here to access Satellite view](#)

Topographic Map



 Target Property (TP)

**Quadrangle(s): San Marcos
South, San Marcos North
Source: USGS, 02/02/2013
Fernandez San Marcos property
Ranch Road 12
San Marcos, Texas
78666**



0' 1000' 2000' 3000'
SCALE: 1" = 2000'

[Click here to access Satellite view](#)

Located Sites Summary

Elevation Summary

Elevations are collected from the USGS 3D Elevation Program 1/3 arc-second (approximately 10 meters) layer hosted at the NGTOC. .

Target Property Elevation: 643 ft.

*NOTE: Standard environmental records are displayed in **bold**.*

Unlocated Sites Summary

This list contains sites that could not be mapped due to limited or incomplete address information.

No Records Found

Environmental Records Definitions - FEDERAL

AIRSAFS

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

The United States Environmental Protection Agency (EPA) modified the Aerometric Information Retrieval System (AIRS) to a database that exclusively tracks the compliance of stationary sources of air pollution with EPA regulations: the Air Facility Subsystem (AFS). Since this change in 2001, the management of the AIRS/AFS database was assigned to EPA's Office of Enforcement and Compliance Assurance.

BRS

Biennial Reporting System

VERSION DATE: 12/31/11

The United States Environmental Protection Agency (EPA), in cooperation with the States, biennially collects information regarding the generation, management, and final disposition of hazardous wastes regulated under the Resource Conservation and Recovery Act of 1976 (RCRA), as amended. The Biennial Report captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage and disposal facilities. Currently, the EPA states that data collected between 1991 and 1997 was originally a part of the defunct Biennial Reporting System and is now incorporated into the RCRAInfo data system.

CDL

Clandestine Drug Laboratory Locations

VERSION DATE: 01/20/16

The U.S. Department of Justice ("the Department") provides this information 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. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

DOCKETS

EPA Docket Data

VERSION DATE: 12/22/05

The United States Environmental Protection Agency Docket data lists Civil Case Defendants, filing dates as far back as 1971, laws broken including section, violations that occurred, pollutants involved, penalties assessed and superfund awards by facility and location. Please refer to ICIS database as source of current data.

EC

Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

This database includes site locations where Engineering and/or Institutional Controls have been identified as part

Environmental Records Definitions - FEDERAL

of a selected remedy for the site as defined by United States Environmental Protection Agency official remedy decision documents. A site listing does not indicate that the institutional and engineering controls are currently in place nor will be in place once the remedy is complete; it only indicates that the decision to include either of them in the remedy is documented as of the completed date of the document. Institutional controls 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 include caps, barriers, or other device engineering to prevent access, exposure, or continued migration of contamination.

ERNSTX Emergency Response Notification System

VERSION DATE: 02/21/16

This National Response Center database contains data on reported releases of oil, chemical, radiological, biological, and/or etiological discharges into the environment anywhere in the United States and its territories. The data comes from spill reports made to the U.S. Environmental Protection Agency, U.S. Coast Guard, the National Response Center and/or the U.S. Department of Transportation.

FRSTX Facility Registry System

VERSION DATE: 02/03/16

The United States Environmental Protection Agency's Office of Environmental Information (OEI) developed the Facility Registry System (FRS) as the centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. The Facility Registry System replaced the Facility Index System or FINDS database.

HMIRSR06 Hazardous Materials Incident Reporting System

VERSION DATE: 11/08/15

The HMIRS database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

ICIS Integrated Compliance Information System (formerly DOCKETS)

VERSION DATE: 12/06/15

ICIS is a case activity tracking and management system for civil, judicial, and administrative federal Environmental Protection Agency enforcement cases. ICIS contains information on federal administrative and federal judicial cases under the following environmental statutes: the Clean Air Act, the Clean Water Act, the Resource Conservation and Recovery Act, the Emergency Planning and Community Right-to-Know Act - Section 313, the Toxic Substances Control Act, the Federal Insecticide, Fungicide, and Rodenticide Act, the Comprehensive Environmental Response, Compensation, and Liability Act, the Safe Drinking Water Act, and the Marine Protection, Research, and Sanctuaries Act.

Environmental Records Definitions - FEDERAL

ICISNPDES

Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 12/20/15

In 2006, the Integrated Compliance Information System (ICIS) - National Pollutant Discharge Elimination System (NPDES) became the NPDES national system of record for select states, tribes and territories. ICIS-NPDES is an information management system maintained by the United States Environmental Protection Agency's Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. ICIS-NPDES is designed to support the NPDES program at the state, regional, and national levels.

LUCIS

Land Use Control Information System

VERSION DATE: 09/01/06

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

MLTS

Material Licensing Tracking System

VERSION DATE: 02/12/16

MLTS is a list of approximately 8,100 sites which have or use radioactive materials subject to the United States Nuclear Regulatory Commission (NRC) licensing requirements.

NPDES06

National Pollutant Discharge Elimination System

VERSION DATE: 04/01/07

Information in this database is extracted from the Water Permit Compliance System (PCS) database which is used by United States Environmental Protection Agency to track surface water permits issued under the Clean Water Act. This database includes permitted facilities located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas. The NPDES database was collected from December 2002 until April 2007. Refer to the PCS and/or ICIS-NPDES database as source of current data.

PADS

PCB Activity Database System

VERSION DATE: 07/01/14

The PCB Activity Database System (PADS) is used by the United States Environmental Protection Agency to monitor the activities of polychlorinated biphenyls (PCB) handlers.

PCSR06

Permit Compliance System

VERSION DATE: 08/01/12

Environmental Records Definitions - FEDERAL

The Permit Compliance System is used in tracking enforcement status and permit compliance of facilities controlled by the National Pollutant Discharge Elimination System (NPDES) under the Clean Water Act and is maintained by the United States Environmental Protection Agency's Office of Compliance. PCS is designed to support the NPDES program at the state, regional, and national levels. This database includes permitted facilities located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

RCRASC RCRA Sites with Controls

VERSION DATE: 02/23/16

This list of Resource Conservation and Recovery Act sites with institutional controls in place is provided by the U.S. Environmental Protection Agency.

SFLIENS CERCLIS Liens

VERSION DATE: 06/08/12

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which United States Environmental Protection Agency 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. This database contains those CERCLIS sites where the Lien on Property action is complete.

SSTS Section Seven Tracking System

VERSION DATE: 12/08/14

The United States Environmental Protection Agency tracks information on pesticide establishments through the Section Seven Tracking System (SSTS). SSTS records the registration of new establishments and records pesticide production at each establishment. The Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requires that production of pesticides or devices be conducted in a registered pesticide-producing or device-producing establishment. ("Production" includes formulation, packaging, repackaging, and relabeling.)

TRI Toxics Release Inventory

VERSION DATE: 12/31/14

The Toxics Release Inventory, provided by the United States Environmental Protection Agency, includes data on toxic chemical releases and waste management activities from certain industries as well as federal and tribal facilities. This inventory contains information about the types and amounts of toxic chemicals that are released each year to the air, water, and land as well as information on the quantities of toxic chemicals sent to other facilities for further waste management.

Environmental Records Definitions - FEDERAL

TSCA Toxic Substance Control Act Inventory

VERSION DATE: 12/31/06

The Toxic Substances Control Act (TSCA) was enacted in 1976 to ensure that chemicals manufactured, imported, processed, or distributed in commerce, or used or disposed of in the United States do not pose any unreasonable risks to human health or the environment. TSCA section 8(b) provides the United States Environmental Protection Agency authority to "compile, keep current, and publish a list of each chemical substance that is manufactured or processed in the United States." This TSCA Chemical Substance Inventory contains non-confidential information on the production amount of toxic chemicals from each manufacturer and importer site.

NLRRCRAG No Longer Regulated RCRA Generator Facilities

VERSION DATE: 02/09/16

This database includes RCRA Generator facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly generated hazardous waste.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRAGR06 Resource Conservation & Recovery Act - Generator Facilities

VERSION DATE: 02/09/16

This database includes sites listed as generators of hazardous waste (large, small, and exempt) in the RCRAInfo

Environmental Records Definitions - FEDERAL

system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

Large Quantity Generators: Generate 1,000 kg or more of hazardous waste during any calendar month; or Generate more than 1 kg of acutely hazardous waste during any calendar month; or Generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month; or Generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1kg of acutely hazardous waste at any time; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Small Quantity Generators: Generate more than 100 and less than 1000 kilograms of hazardous waste during any calendar month and accumulate less than 6000 kg of hazardous waste at any time; or Generate 100 kg or less of hazardous waste during any calendar month, and accumulate more than 1000 kg of hazardous waste at any time.

Conditionally Exempt Small Quantity Generators: Generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or Generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste; or Generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, or acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

RCRANGR06

Resource Conservation & Recovery Act - Non-Generator Facilities

VERSION DATE: 02/09/16

This database identifies RCRAInfo system sites that only handle hazardous waste, such as transporters, without generating any amount hazardous waste. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). This database includes sites located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

HISTPST

Historical Gas Stations

VERSION DATE: NR

This historic directory of service stations is provided by the Cities Service Company. The directory includes

Environmental Records Definitions - FEDERAL

Cities Service filling stations that were located throughout the United States in 1930.

BF Brownfields Management System

VERSION DATE: 01/28/16

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. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

DNPL Delisted National Priorities List

VERSION DATE: 07/22/15

This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 02/09/16

This database includes RCRA Non-Corrective Action TSD facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements. This listing includes facilities that formerly treated, stored or disposed of hazardous waste.

ODI Open Dump Inventory

VERSION DATE: 06/01/85

The open dump inventory was published by the United States Environmental Protection Agency. An "open dump" is defined as a facility or site where solid waste is disposed of which is not a sanitary landfill which meets the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944) and which is not a facility for disposal of hazardous waste. This inventory has not been updated since June 1985.

RCRAT Resource Conservation & Recovery Act - Non-CORRACTS Treatment, Storage & Disposal Facilities

VERSION DATE: 02/09/16

This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste in the RCRAInfo system. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of

Environmental Records Definitions - FEDERAL

1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

SEMS Superfund Enterprise Management System

VERSION DATE: 03/07/16

The U.S. Environmental Protection Agency's (EPA) Office of Solid Waste and Emergency Response, Office of Superfund Remediation and Technology Innovation (OSRTI), has implemented The Superfund Enterprise Management System (SEMS), formerly known as CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) to track and report on clean-up and enforcement activities taking place at Superfund sites. SEMS represents a joint development and ongoing collaboration between Superfund's Remedial, Removal, Federal Facilities, Enforcement and Emergency Response programs.

SEMSARCH Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 03/16/16

The Superfund Enterprise Management System Archive listing (SEMS-ARCHIVE) has replaced the CERCLIS NFRAP reporting system in 2015. This listing reflect sites that have been assessed and no further remediation is planned and is of no further interest under the Superfund program.

DOD Department of Defense Sites

VERSION DATE: 06/21/10

This information originates from the National Atlas of the United States Federal Lands data, which includes lands owned or administered by the Federal government. Army DOD, Army Corps of Engineers DOD, Air Force DOD, Navy DOD and Marine DOD areas of 640 acres or more are included.

FUDS Formerly Used Defense Sites

VERSION DATE: 06/01/15

The Formerly Used Defense Sites (FUDS) inventory includes properties previously owned by or leased to the United States and under Secretary of Defense Jurisdiction, as well as Munitions Response Areas (MRAs). The remediation of these properties is the responsibility of the Department of Defense. This data is provided by the U.S. Army Corps of Engineers (USACE), the boundaries/polygon data are based on preliminary findings and not all properties currently have polygon data available. **DISCLAIMER:** This data represents the results of data collection/processing for a specific USACE activity and is in no way to be considered comprehensive or to be used in any legal or official capacity as presented on this site. While the USACE has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either expressed or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. For additional information on Formerly Used Defense Sites please contact the USACE Public Affairs Office at (202) 528-4285.

Environmental Records Definitions - FEDERAL

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 02/09/16

This database includes RCRA Corrective Action facilities that are no longer regulated by the United States Environmental Protection Agency or do not meet other RCRA reporting requirements.

NPL National Priorities List

VERSION DATE: 12/15/15

This database includes United States Environmental Protection Agency (EPA) National Priorities List sites that fall under the EPA's Superfund program, established to fund the cleanup of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action.

PNPL Proposed National Priorities List

VERSION DATE: 07/22/15

This database contains sites proposed to be included on the National Priorities List (NPL) in the Federal Register. The United States Environmental Protection Agency investigates these sites to determine if they may present long-term threats to public health or the environment.

RCRAC Resource Conservation & Recovery Act - Corrective Action Facilities

VERSION DATE: 02/09/16

This database includes all hazardous waste sites with ongoing corrective action activity and where corrective action is statutorily required to be address but have not had corrective action imposed in the RCRAInfo system. The Corrective Action Program requires owners or operators of RCRA facilities (or treatment, storage, and disposal facilities) to investigate and cleanup contamination in order to protect human health and the environment. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RCRASUBC Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 02/09/16

This database includes hazardous waste sites which are potentially subject to corrective action regardless of whether they have correction action underway, plus any sites showing a corrective action event of RFI or beyond in the RCRAInfo system. Sites conducting corrective action under analogous state authorities are also included. The United States Environmental Protection Agency defines RCRAInfo as the comprehensive information system which provides access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and

Environmental Records Definitions - FEDERAL

reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS).

RODS Record of Decision System

VERSION DATE: 07/01/13

These decision documents maintained by the United States Environmental Protection Agency describe the chosen remedy for NPL (Superfund) site remediation. They also include site history, site description, site characteristics, community participation, enforcement activities, past and present activities, contaminated media, the contaminants present, and scope and role of response action.

Environmental Records Definitions - STATE (TX)

GWCC Groundwater Contamination Cases

VERSION DATE: 12/31/14

This report contains a listing of groundwater contamination cases which were documented for the 2013 calendar year. 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 agencies reporting these contamination cases include the Texas Commission on Environmental Quality, Railroad Commission of Texas, Texas Alliance of Groundwater Districts, and Department of State Health Services.

HISTGWCC Historic Groundwater Contamination Cases

VERSION DATE: 12/31/12

This historic report contains all agency groundwater contamination cases documented from 1994 to 2012. The agencies that reported these contamination cases included the Texas Commission on Environmental Quality, Railroad Commission of Texas, Texas Alliance of Groundwater Districts, and Department of State Health Services.

LIENS TCEQ Liens

VERSION DATE: 09/23/15

Liens filed upon State and/or Federal Superfund Sites by the Texas Commission on Environmental Quality.

MSD Municipal Setting Designations

VERSION DATE: 01/19/16

The Texas Commission on Environmental Quality defines an MSD as an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the city and filed in the property records. The MSD property can be a single property, multi-property, or a portion of property.

NOV Notice of Violations

VERSION DATE: 02/24/16

This database containing Notice of Violations (NOV) is maintained by the Texas Commission on Environmental Quality. An NOV is a written notification that documents and communicates violations observed during an inspection to the business or individual inspected.

Environmental Records Definitions - STATE (TX)

SIEC01 State Institutional/Engineering Control Sites

VERSION DATE: 03/14/16

The Texas Risk Reduction Program (TRRP) requires the placement of institutional controls (e.g., deed notices or restrictive covenants) on affected property in different circumstances as part of completing a response action. In its simplest form, an institutional control (IC) is a legal document that is recorded in the county deed records. In certain circumstances, local zoning or ordinances can serve as an IC. This listing may also include locations where Engineering Controls are in effect, such as a cap, barrier, or other engineering device to prevent access, exposure, or continued migration of contamination. The sites included on this list are regulated by various programs of the Texas Commission on Environmental Quality (TCEQ).

SPILLS Spills Listing

VERSION DATE: 02/16/16

This Texas Commission on Environmental Quality database includes releases of hazardous or potentially hazardous materials into the environment.

TIERII Tier II Chemical Reporting Program Facilities

VERSION DATE: 12/31/12

The Texas Tier II Chemical Reporting Program in the Department of State Health Services (DSHS) is the state repository for EPCRA-required Emergency Planning Letters (EPLs), which are one-time notifications to the state from facilities that have certain extremely hazardous chemicals in specified amounts. The Program is also the state repository for EPCRA/state-required hazardous chemical inventory reports called Texas Tier Two Reports. This data contains those facility reports for the 2005 through the 2012 calendar years.

DCR Dry Cleaner Registration Database

VERSION DATE: 01/30/16

The database includes dry cleaning drop stations and facilities registered with the Texas Commission on Environmental Quality.

IHW Industrial and Hazardous Waste Sites

VERSION DATE: 04/01/16

Owner and facility information is included in this database of permitted and non-permitted industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations. The IHW database is maintained by the Texas Commission on Environmental Quality.

Environmental Records Definitions - STATE (TX)

PIHW Permitted Industrial Hazardous Waste Sites

VERSION DATE: 04/01/16

Owner and facility information is included in this database of all permitted industrial and hazardous waste sites. Industrial waste is waste that results from or is incidental to operations of industry, manufacturing, mining, or agriculture. Hazardous waste is defined as any solid waste listed as hazardous or possesses one or more hazardous characteristics as defined in federal waste regulations. Permitted IHW facilities are regulated under 30 Texas Administrative Code Chapter 335 in addition to federal regulations. The IHW database is maintained by the Texas Commission on Environmental Quality.

PST Petroleum Storage Tanks

VERSION DATE: 04/01/16

The Petroleum Storage Tank database is administered by the Texas Commission on Environmental Quality (TCEQ). Both Underground storage tanks (USTs) and Aboveground storage tanks (ASTs) are included in this report. Petroleum Storage Tank registration has been a requirement with the TCEQ since 1986.

APAR Affected Property Assessment Reports

VERSION DATE: 02/02/16

As regulated by the Texas Commission on Environmental Quality, an Affected Property Assessment Report is required when a person is addressing a release of chemical of concern (COC) under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and COCs, determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary. The Texas Administrative Code Title 30 §350.4(a)(1) defines affected property as the entire area (i.e. on-site and off-site; including all environmental media) which contains releases of chemicals of concern at concentrations equal to or greater than the assessment level applicable for residential land use and groundwater classification.

BSA Brownfields Site Assessments

VERSION DATE: 03/14/16

The Brownfields Site Assessments database is maintained by the Texas Commission on Environmental Quality (TCEQ). The TCEQ, in close partnership with the U.S. Environmental Protection Agency (EPA) and other federal, state, and local redevelopment agencies, and stakeholders, is facilitating cleanup, transferability, and revitalization of brownfields through the development of regulatory, tax, and technical assistance tools.

CALF Closed & Abandoned Landfill Inventory

VERSION DATE: 11/01/05

The Texas Commission on Environmental Quality, under a contract with Texas State University, and in cooperation with the 24 regional Council of Governments (COGs) in the State, has located over 4,000 closed

Environmental Records Definitions - STATE (TX)

and abandoned municipal solid waste landfills throughout Texas. This listing contains "unauthorized sites". Unauthorized sites have no permit and are considered abandoned. The information available for each site varies in detail and this historical information is not updated. Please refer to the specific regional COG for the most current information.

DCRPS Dry Cleaner Remediation Program Sites

VERSION DATE: 03/01/16

This list of DCRP sites is provided by the Texas Commission on Environmental Quality (TCEQ). According to the TCEQ, the Dry Cleaner Remediation Program (DCRP) establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund to assist with remediation of contamination caused by dry cleaning solvents.

IOP Innocent Owner / Operator Database

VERSION DATE: 03/14/16

Texas Innocent Owner / Operator (IOP), created by House Bill 2776 of the 75th Legislature, provides a certificate 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 located on the property, and they did not cause or contribute to the source or sources of contamination. The IOP database is maintained by the Texas Commission on Environmental Quality.

LPST Leaking Petroleum Storage Tanks

VERSION DATE: 03/07/16

The Leaking Petroleum Storage Tank listing is derived from the Petroleum Storage Tank (PST) database and is maintained by the Texas Commission on Environmental Quality. This listing includes aboveground and underground storage tank facilities with reported leaks.

MSWLF Municipal Solid Waste Landfill Sites

VERSION DATE: 01/29/16

The municipal solid waste landfill database is provided by the Texas Commission on Environmental Quality. This database includes active landfills and inactive landfills, where solid waste is treated or stored.

RRCVCP Railroad Commission VCP and Brownfield Sites

VERSION DATE: 01/20/16

According to the Railroad Commission of Texas, their 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.

Environmental Records Definitions - STATE (TX)

RWS Radioactive Waste Sites

VERSION DATE: 07/11/06

This Texas Commission on Environmental Quality database contains all sites in the State of Texas that have been designated as Radioactive Waste sites.

VCP Voluntary Cleanup Program Sites

VERSION DATE: 03/14/16

The Texas Voluntary Cleanup Program (VCP) provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas. Since all non-responsible parties, including future lenders and landowners, receive protection from liability to the state of Texas for cleanup of sites under the VCP, most of the constraints for completing real estate transactions at those sites are eliminated. As a result, many unused or underused properties may be restored to economically productive or community beneficial uses. The VCP database is maintained by the Texas Commission on Environmental Quality.

WMRF Recycling Facilities

VERSION DATE: 11/01/12

This listing of recycling facilities is provided by the Texas Commission on Environmental Quality's Recycle Texas Online service. The company information provided in this database is self-reported. Since recyclers post their own information, a facility or company appearing on the list does not imply that it is in compliance with TCEQ regulations or other applicable laws. This database is no longer maintained and includes the last compilation of the program participants before the Recycle Texas Online program was closed.

IHWCA Industrial and Hazardous Waste Corrective Action Sites

VERSION DATE: 03/21/16

This database is provided by the Texas Commission on Environmental Quality (TCEQ). According to the TCEQ, the mission of the industrial and hazardous waste corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes. The goals of this program are to: Ensure that sites are assessed and remediated to levels that protect human health and the environment; Verify that waste management units or facilities are taken out of service and closed properly; and to Facilitate revitalization of contaminated properties.

SF State Superfund Sites

VERSION DATE: 07/02/15

The state Superfund program mission is to remediate abandoned or inactive sites within the state that pose an unacceptable risk to public health and safety or the environment, but which do not qualify for action under the federal Superfund program (NPL - National Priority Listing). As required by the Texas Solid Waste Disposal Act, Texas Health and Safety Code, Chapter 361, the Texas Commission on Environmental Quality identifies and

Environmental Records Definitions - STATE (TX)

evaluates these facilities for inclusion on the state Superfund registry. This registry includes any recent developments and the anticipated action for these sites.

Environmental Records Definitions - LOCAL

EAP Edwards Aquifer Permits

VERSION DATE: 07/21/06

This database, maintained by the Texas Commission on Environmental Quality, contains Edward Aquifer permits.

Environmental Records Definitions - TRIBAL

USTR06 Underground Storage Tanks On Tribal Lands

VERSION DATE: 05/13/15

This database, provided by the United States Environmental Protection Agency (EPA), contains underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

LUSTR06 Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/01/15

This database, provided by the United States Environmental Protection Agency (EPA), contains leaking underground storage tanks on Tribal lands located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

ODINDIAN Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

This Indian Health Service database contains information about facilities and sites on tribal lands where solid waste is disposed of, which are not sanitary landfills or hazardous waste disposal facilities, and which meet the criteria promulgated under section 4004 of the Solid Waste Disposal Act (42 U.S.C. 6944).

INDIANRES Indian Reservations

VERSION DATE: 01/01/00

The Department of Interior and Bureau of Indian Affairs maintains this database that includes American Indian Reservations, off-reservation trust lands, public domain allotments, Alaska Native Regional Corporations and Recognized State Reservations.

APPENDIX B

HISTORIC AERIAL PHOTOGRAPHS



Historical Aerial Photographs (Texas)

<http://www.geo-search.net/QuickMap/index.htm?DataID=Standard0000143203>

Click on link above to access the map and satellite view of current property

Target Property:

***Fernandez San Marcos property
Ranch Road 12
San Marcos, Hays County, Texas 78666***

Prepared For:

Blanton & Associates

Order #: 65966

Job #: 143203

Project #: 16067

Date: 04/22/2016

TARGET PROPERTY SUMMARY

Fernandez San Marcos property

Ranch Road 12

San Marcos, Hays County, Texas 78666

USGS Quadrangle: **San Marcos South, TX**

Target Property Geometry: **Area**

Target Property Longitude(s)/Latitude(s):

**(-97.977598, 29.880821), (-97.979014, 29.882216), (-97.980291, 29.881230), (-97.984593, 29.878290),
(-97.982082, 29.874439), (-97.979110, 29.876411), (-97.979218, 29.878616), (-97.977598, 29.880821),
(-97.977598, 29.880821)**

County/Parish Covered:

Hays (TX)

Zipcode(s) Covered:

San Marcos TX: 78666

State(s) Covered:

TX

***Target property is located in Radon Zone 3.**

**Zone 3 areas have a predicted average indoor radon screening level less than 2 pCi/L
(picocuries per liter).**

Disclaimer - The information provided in this report was obtained from a variety of public sources. GeoSearch cannot ensure and makes no warranty or representation as to the accuracy, reliability, quality, errors occurring from data conversion or the customer's interpretation of this report. This report was made by GeoSearch for exclusive use by its clients only. Therefore, this report may not contain sufficient information for other purposes or parties. GeoSearch and its partners, employees, officers and independent contractors cannot be held liable for actual, incidental, consequential, special or exemplary damages suffered by a customer resulting directly or indirectly from any information provided by GeoSearch.



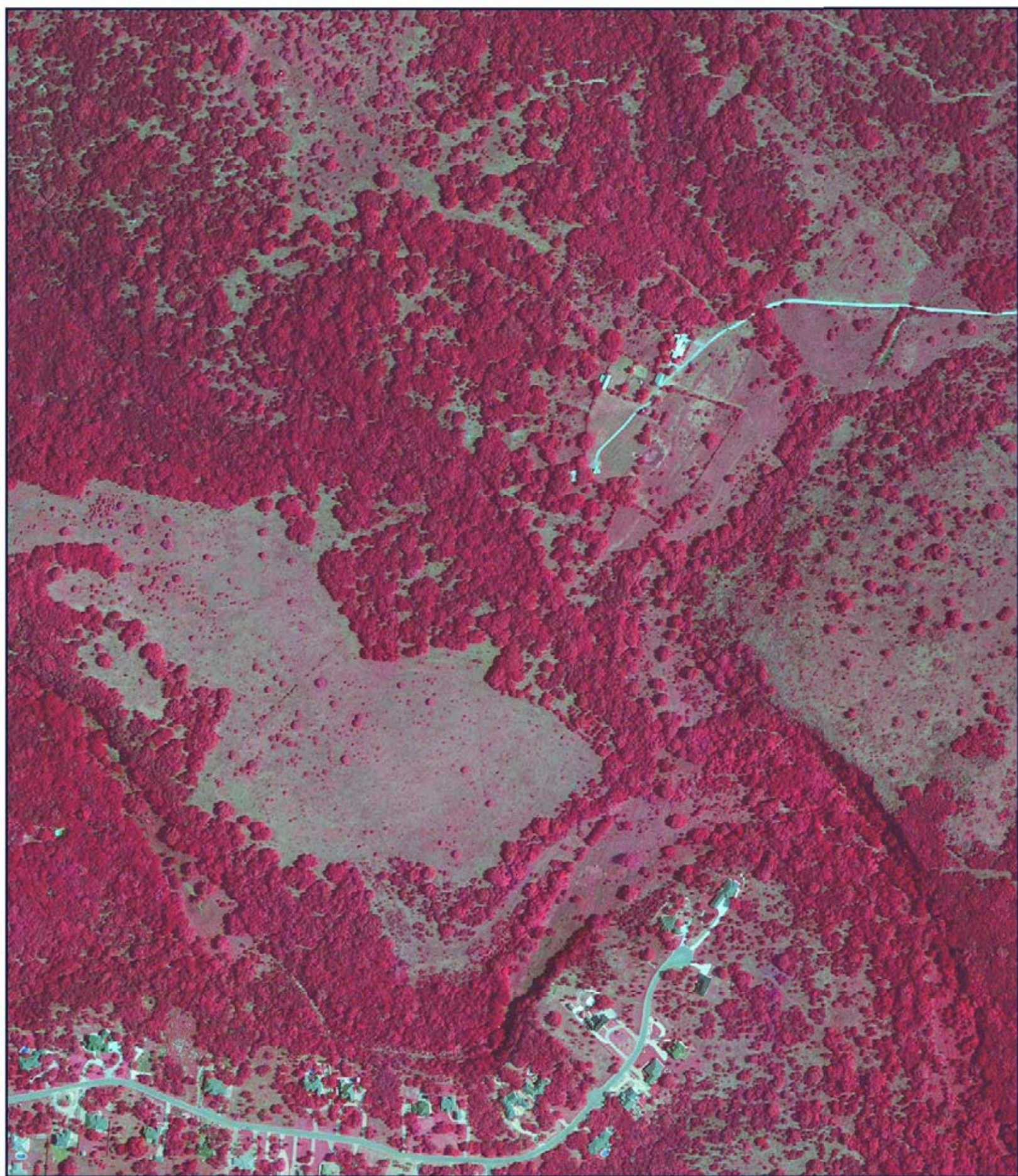
www.geo-search.com · phone: 888-396-0042 · fax: 512-472-9967



JOB #: 143203 - 4/22/2016

SITE: FERNANDEZ SAN MARCOS PROPERTY
SOURCE: USDA
DATE: 2012
COUNTY: HAYS
SCALE: 1" = 500'

GeoSearch



JOB #: 143203 - 4/22/2016

SITE: FERNANDEZ SAN MARCOS PROPERTY
SOURCE: USDA
DATE: 2004
COUNTY: HAYS
SCALE: 1" = 500'

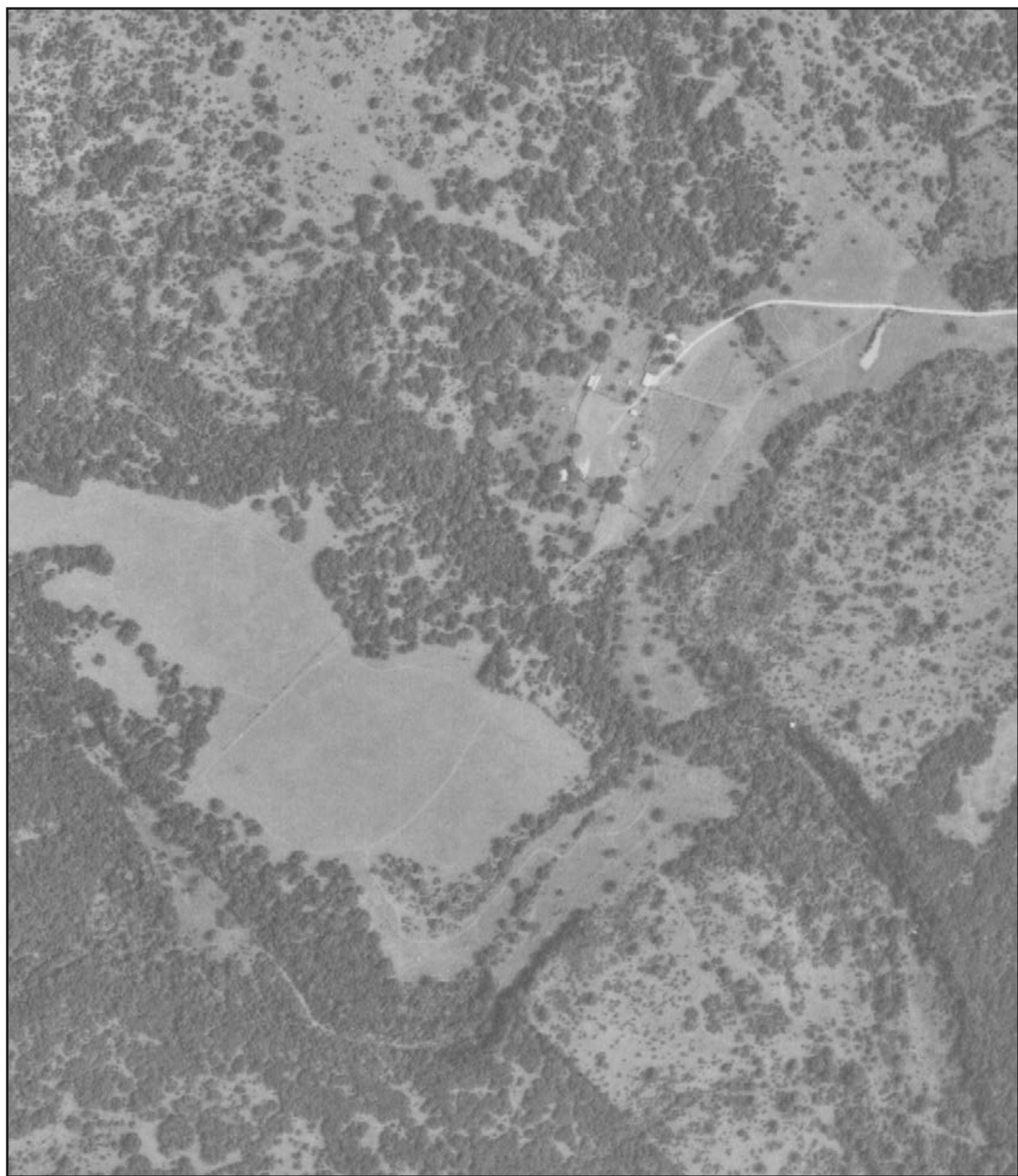
GeoSearch



JOB #: 143203 - 4/22/2016

SITE: FERNANDEZ SAN MARCOS PROPERTY
SOURCE: USGS
DATE: 1996
COUNTY: HAYS
SCALE: 1" = 500'

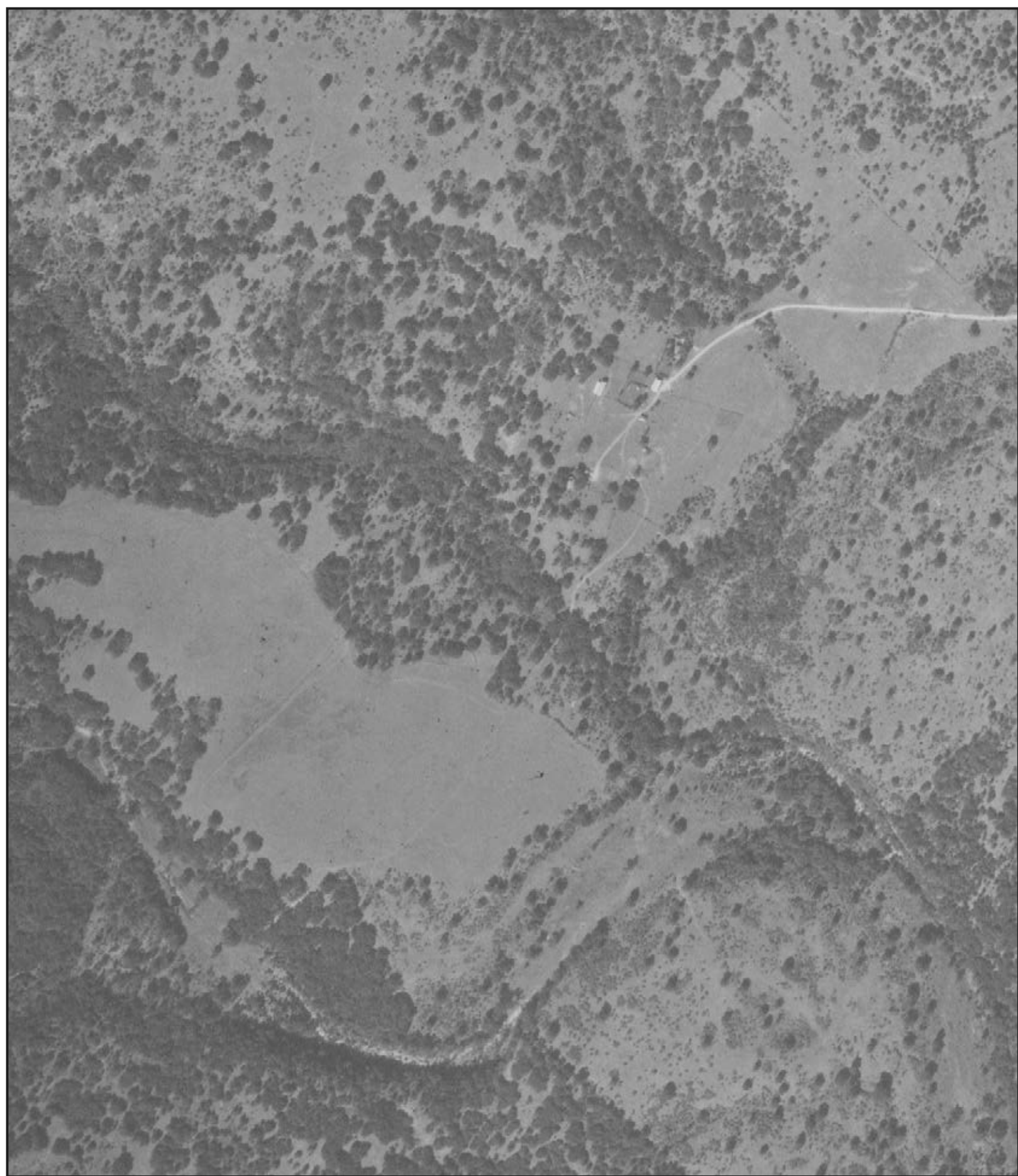
GeoSearch



JOB #: 143203 - 4/22/2016

SITE: FERNANDEZ SAN MARCOS PROPERTY
SOURCE: TXDOT
DATE: 05/12/1991
COUNTY: HAYS
SCALE: 1" = 500'

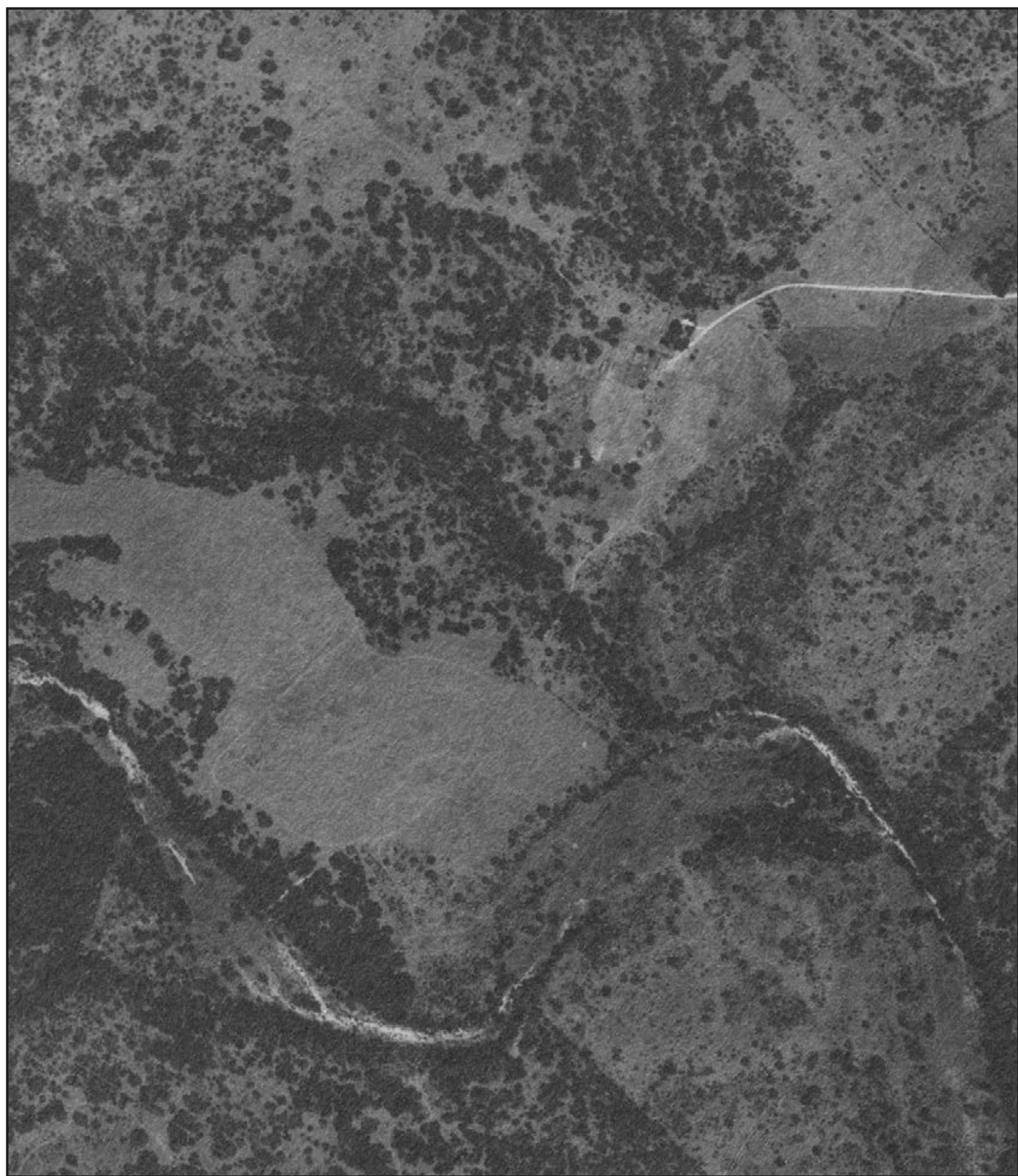
GeoSearch



JOB #: 143203 - 4/22/2016

SITE: FERNANDEZ SAN MARCOS PROPERTY
SOURCE: TXDOT
DATE: 10/31/1980
COUNTY: HAYS
SCALE: 1" = 500'

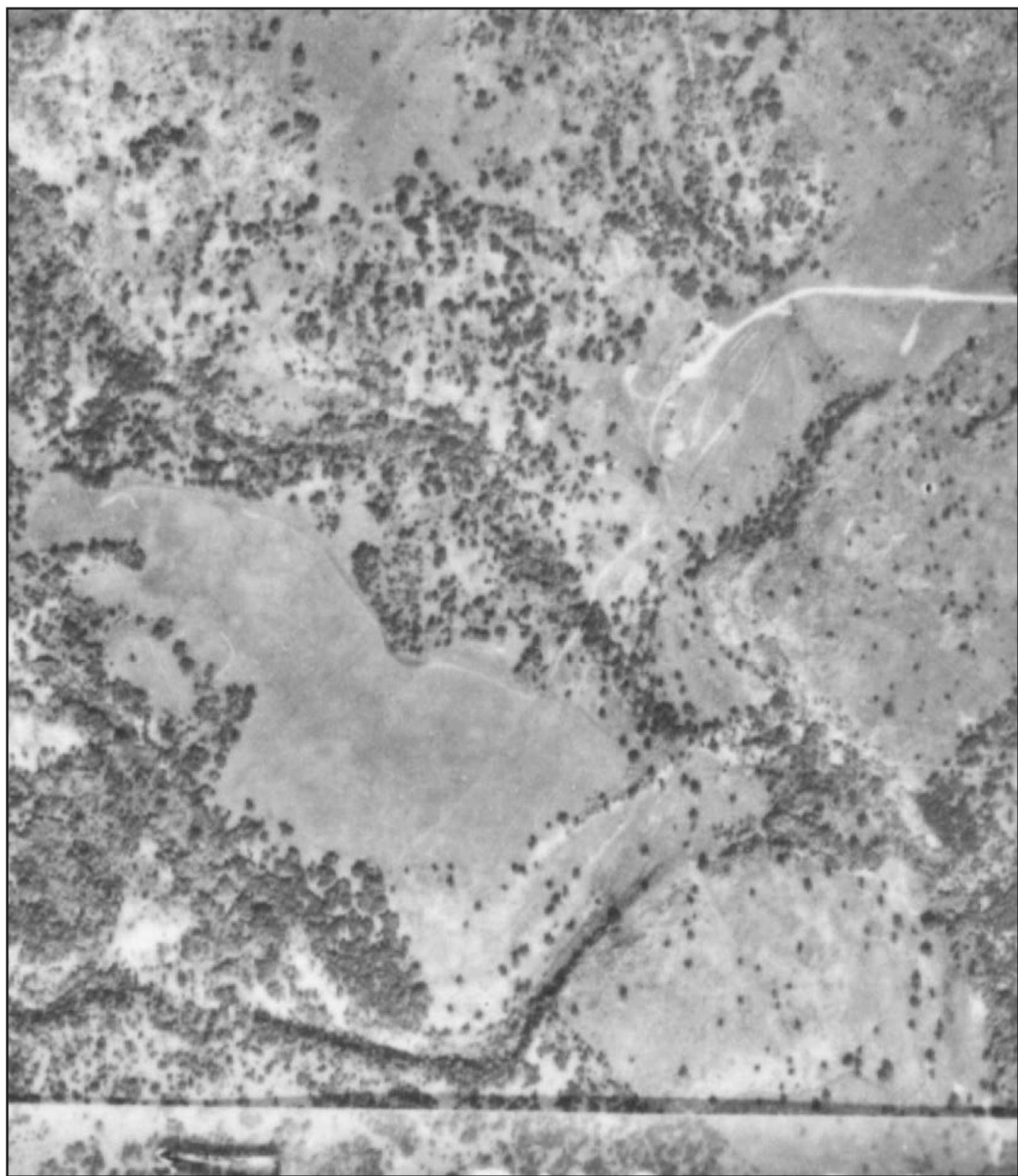
GeoSearch



JOB #: 143203 - 4/22/2016

SITE: FERNANDEZ SAN MARCOS PROPERTY
SOURCE: TXDOT
DATE: 06/25/1974
COUNTY: HAYS
SCALE: 1" = 500'

GeoSearch



JOB #: 143203 - 4/22/2016

SITE: FERNANDEZ SAN MARCOS PROPERTY
SOURCE: ASCS
DATE: 1965
COUNTY: HAYS
SCALE: 1" = 500'

GeoSearch



JOB #: 143203 - 4/22/2016

SITE: FERNANDEZ SAN MARCOS PROPERTY
SOURCE: USAF
DATE: 04/22/1958
COUNTY: HAYS
SCALE: 1" = 500'

GeoSearch



JOB #: 143203 - 4/22/2016

SITE: FERNANDEZ SAN MARCOS PROPERTY
SOURCE: AMS
DATE: 01/24/1953
COUNTY: HAYS
SCALE: 1" = 500'

GeoSearch

APPENDIX C

PHOTOGRAPHS OF SUBJECT PROPERTY



Photo 1. Main house.



Photo 2. Tractor shed



Photo 3. Tractor shed



Photo 4. Tractor shed, old drum



Photo 5. Bunkhouse



Photo 6. Barn

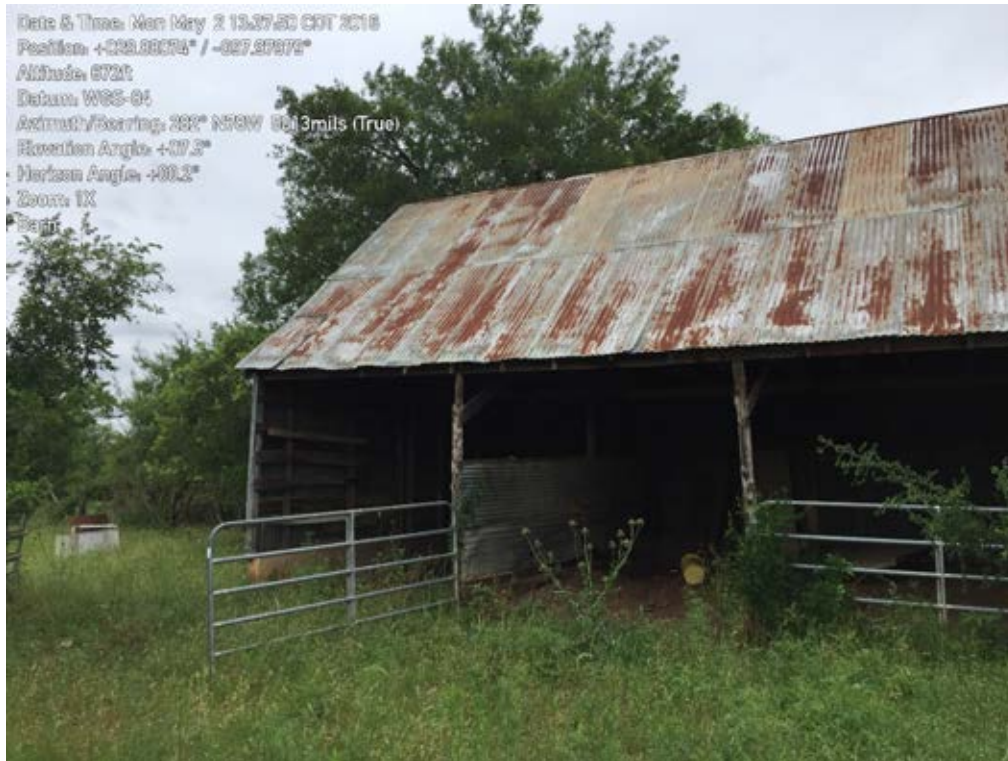


Photo 7. Barn



Photo 8. Barn, barrel of old wire



Photo 9. Barn, cotton gin



Photo 10. Barn



Photo 11. Chicken coop



Photo 12. House #2



Photo 13. Transformer.



Photo 14. House #2, propane tank



Photo 15. Pump house



Photo 16. Cattle trough



Photo 17. Cattle trough



Photo 18. Cattle trough



Photo 19. Roll-off dumpster



Photo 20. Transformer by main house



Photo 21. Propane tank by main house



Photo 22. Main house living room



Photo 23. Main house, kitchen



Photo 24. Main house, living room



Photo 25. Main house, bedroom

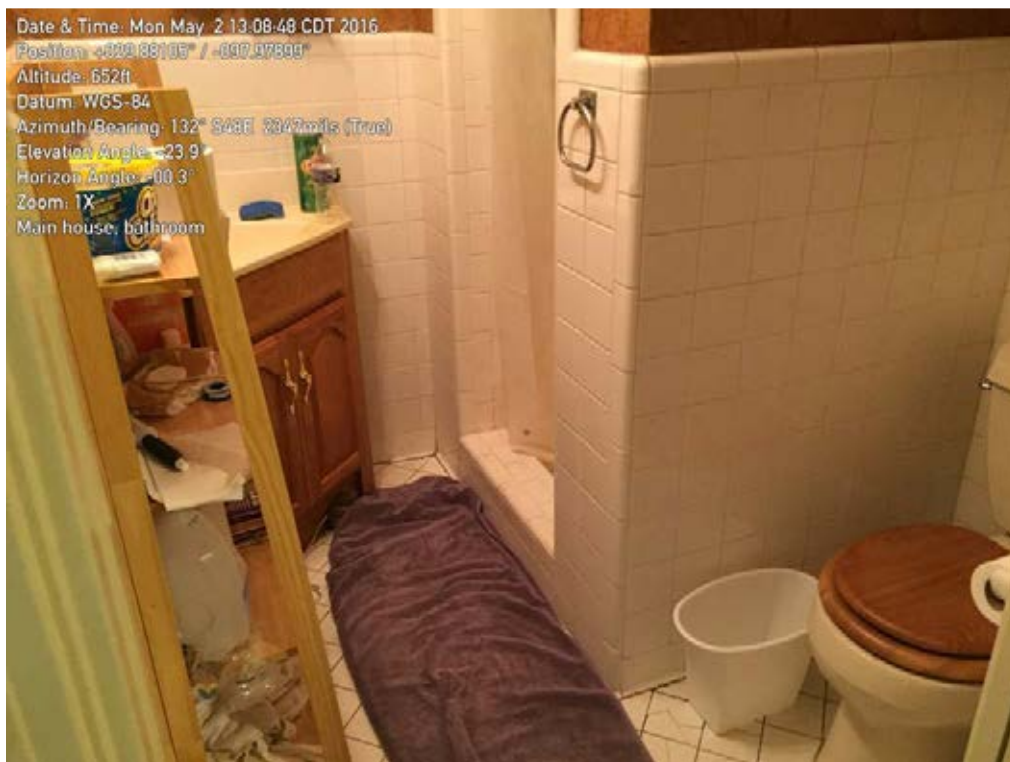


Photo 26. Main house, bathroom

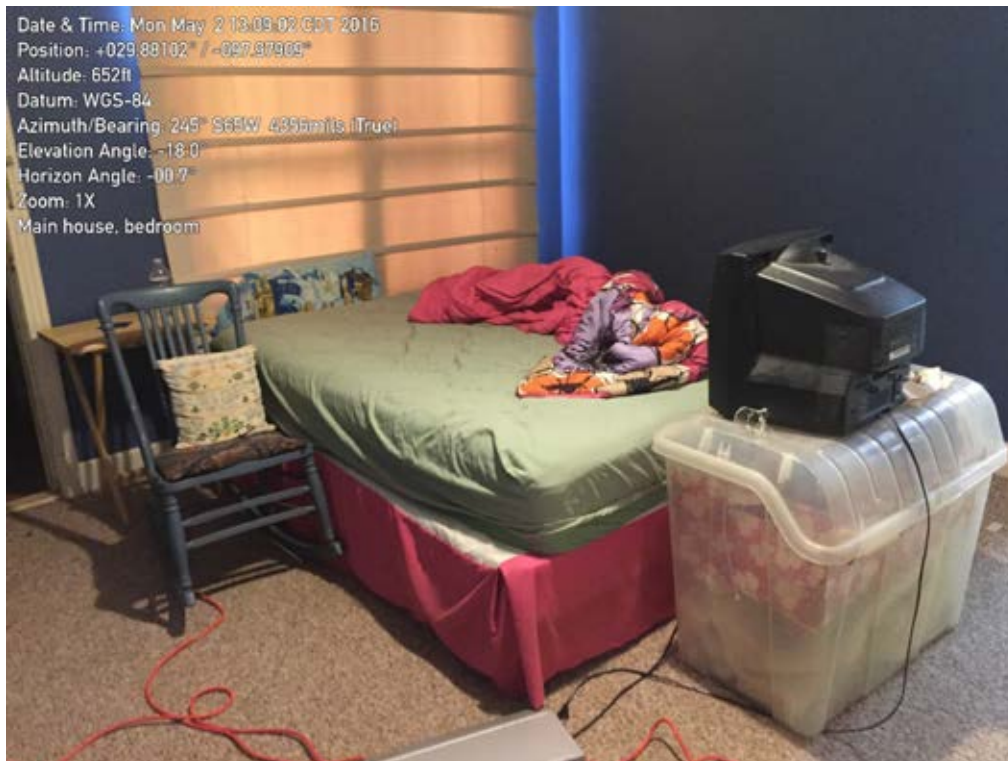


Photo 27. Main house bedroom



Photo 28. Main house, utility room



Photo 29, Main house, garage



Photo 30. Converted garage



Photo 31. Tractor shed workshop



Photo 32. Tractor shed, workshop



Photo 33. Tractor shed, workshop



Photo 34. Bunkhouse



Photo 35. Bunkhouse



Photo 36. Barn



Photo 37. Barn



Photo 38. Barn



Photo 39. Chicken coop



Photo 40. Chicken coop



Photo 41. House #2



Photo 42. House #2, kitchen



Photo 43. House #2, living room



Photo 44. House #2, bedroom



Photo 45. House #2, bedroom 2



Photo 46. House #2, bathroom



Photo 47. House #2 storage/bedroom



Photo 48. House #2, bathroom 2



Photo 49. Pump house

APPENDIX D

INTERVIEW FORMS

5/13/16 3:50 left message
5/17/16 10:55 left message
6-1-16 3:45

5-18-16/11:40 left message
Telcon 6-2-16/11:02 a.m.

USER QUESTIONNAIRE for PHASE 1 ESA

AS REQUIRED by new ASTM Standard E1527-13

To: _____ From: Tomás Fernandez
At: _____ At: _____
Fax: _____ Pages: 1
Phone: 512-415-9350 Date: 6-2-16
Site Name: 56.14 ac
Address: 1750 Craddock Avenue

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

1. **Environmental Cleanup Liens.** ASTM requires the User to check recorded land title records for environmental liens that may be filed or recorded against the subject property under federal, tribal, state or local law. Failure to check for these liens could put your Landowner Liability Protections at risk.

Have you checked for these environmental cleanup liens? ☐ Yes ☒ No
Are you aware of any such liens against the subject property? ☐ Yes ☒ No

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

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

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

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

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

Does the purchase price reasonably reflect FMV? ☒ Yes ☐ No
If the price is significantly below the FMV, do you believe this is due to contamination? ☐ Yes ☒ No

5. **Common Knowledge.** Please use a separate sheet if necessary.
A. Describe the past uses of the property: Residential and agricultural
B. Describe any specific chemicals that may have been present at the property: None
C. Describe any spills or other chemical releases on the property: None
D. Describe any environmental cleanups that may have occurred on the property: None

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

Christian Ladd for 6-2-16 # of separate sheets attached: 0
Your Signature Date Explain Yes answers on a separate sheet.
Tomás Fernandez
(based on phone call 6-2-16, 11:02 - 11:09 a.m.)

5/15/16 3:28 left message

Interviewee: Thomas Aylor
Interviewer: Cate Wiggins

Phone: 512-787-7268

Project: Fernandez San Marcos Property
Date: May 13, 2016

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

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

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

How long have you owned (or occupied) the property?

lived on it from '97 - 2001; since '94 been familiar w/it, known everything about it

Who were the previous owners (or occupants)?

Tom Brown Martin; grandmother owned it, mother & uncle inherited it

What have you used the property for?

agriculture & home stead

Has it ever been used for industrial or manufacturing activities?

No

Have you ever dumped trash or other waste onto any part of this property? Describe (what, when, where, is it still there?)

No

Have pesticides or herbicides ever been applied to this property? Describe (type, location, frequency)

Herbicide ~ 1999 for mesquite control
mixed w/ 2-4-D & diesel (springly)

Have you ever stored or used petroleum products or hazardous materials on the property?

No

Are you aware of any environmental problems with this property? Describe

No

Are you aware of any environmental liens on the property? Describe

No

Are there any water wells (petroleum wells?) on the property? Where, type?

1 water well by pond

What type of water/wastewater system is used on the property? Where, still in use?, condition, problems

2 septic tanks; old; tank @ 2nd house
still in use; no known leaks / problems

Are there any electric/gas lines? Where, condition.

electric associated w/ houses; good condition; no problems

No gas lines; lines from propane tanks into houses

From: [catherine wiggins](#)
To: [Clifton Ladd](#)
Subject: Fernandez San Marcos Property---Fw: Public Information Request :: W000726-051316
Date: Friday, May 27, 2016 12:41:15 PM

Hi Clif,

Below is the response from the Fire Marshal stating there were no records on the Fernandez property. The Environmental Health dept also had no records for the property.

Mr. Fernandez left me a voicemail while I was in the field, so I'll call him back and complete the User interview if it hasn't already been done.

Cate

From: San Marcos Records Center <sanmarcostexas@mycusthelp.net>
Sent: Monday, May 23, 2016 11:05 AM
To: cate.tx@outlook.com
Subject: Public Information Request :: W000726-051316

--- Please respond above this line ---

A search of the Fire Marshals records resulted no information found meeting your request.

Fire Marshals Office
City of San Marcos, Texas

To monitor the progress or update this request please log into the [San Marcos Records Center](#).

