Austin EnviroSolutions

Environmental Consulting

Phase I Environmental Site Assessment
Bella Verdi Farms
5820 U.S. Highway 290 West
Dripping Springs, Texas 78620

Project No. 726

February 3, 2015

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
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Prepared For

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

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

Respectfully submitted,
Austin EnviroSolutions

William K. Duran

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1.0 EXECUTIVE SUMMARY

Austin EnviroSolutions has completed a Phase I Environmental Site Assessment (Phase I ESA) for the subject property located at 5820 U. S. Highway 290 West in Dripping Springs, Hays County, Texas. The assessment was performed in general accordance with the scope and limitations of the American society for Testing and Materials (ASTM) Standard E 1527-13, a guide for conducting Environmental Site Assessments. Austin EnviroSolutions has completed this Phase I ESA at the request of PlainsCapital Bank using the methods and procedures consistent with good commercial and customary practice designed to conform to acceptable industry standards. The site reconnaissance was performed on January 25, 2014. The following summary consists of available information, site reconnaissance and data collected concerning the subject property.

Visual Reconnaissance – At the time of the site reconnaissance, the subject property consisted of a specialty produce & micro greens farm called Bella Verdi Farms located west of Dripping Springs, Texas. The surrounding adjacent properties consisted of a farm gift shop, homestead and undeveloped land. There was no evidence of existing petroleum storage tanks or underground storage tanks located on the subject property or any adjacent property.

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

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

Evaluation – Austin EnviroSolutions have performed this Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 directive on the subject property located at 5820 U. S. Highway 290 West in Dripping Springs, Hays County, Texas. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report.

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

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

2.0 INTRODUCTION

2.1 Purpose

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

2.2 Special Terms and Conditions/Scope of Services

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

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

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

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

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

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

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

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

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

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

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

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

2.3 Limitations

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

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

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

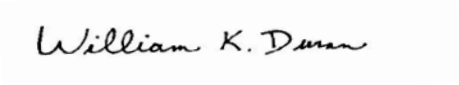
The conclusions and recommendations presented within this report are based upon a reasonable level of investigation within normal bounds and standards of professional practice for a site in this particular geographic and geologic setting. The findings of this Phase I ESA are not intended to serve as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

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

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

2.4 Environmental Professional Statement

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



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Environmental Professional

3.0 SITE DESCRIPTION

3.1 Location and Legal Description

The subject property was located at 5820 U. S. Highway 290 West at the time of the site reconnaissance. The current owner of the subject property was Bella Verdi Farms LLC according to the Hays County Appraisal District website **http://www.hayscad.com/**. The subject property consisted of the following legal description taken from the land title survey by Staudt Surveying, Inc. (Presented in Appendix V):

AK-Bar-MAC
Resubdivision of Lot 2A & 2BA
Lot 2BA1
5.73 Acres
Hays County, Texas

3.2 Site and Vicinity Characteristics

The site reconnaissance of the subject property occurred by Austin EnviroSolutions on January 25, 2015. At the time of the site reconnaissance, weather conditions were clear and cool with temperatures approximately 48° Fahrenheit. The site reconnaissance consisted of an inspection of the accessible areas on the subject property and a review of the adjacent properties accessible to the general public. Areas accessed at the subject property included interior and exterior areas of all habitable public structures along with the property boundaries. This Phase I ESA was based on the accessibility and evaluation of the data that was available at the time of this investigation.

The subject property was located on the north side of U. S. Highway 290 West approximately five miles west of downtown Dripping Springs, Texas. The surrounding properties adjacent properties consisted of a farm gift shop, homestead and undeveloped land. There was no evidence (vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground) of any existing petroleum storage tanks (PST's) observed on these adjacent properties.

3.3 Descriptions of Structures, Roads and Additional Site Improvements

The subject property consisted of greenhouse, support sheds and processing areas along with undeveloped land. While the property consisted of 5.7 acres of land, the development was located on the north portion of the tract. Not only was there a 3,240 square foot greenhouse, but a 396 square foot office, an 80 square foot walk-in refrigerator and 1,404 square foot storage building were built in 2004. The offices, bathroom, staff kitchen, processing room, incubator room, walk-in refrigerator and research/development room were connected to the east side of the greenhouse. There were three aboveground tanks located adjacent to a shed that contained a water storage tank. These tanks were used to store water derived from a rainwater collection system. A water well was located adjacent to the shed. Two propane tanks were located west of the greenhouse. Access to the property was from gravel driveway off U.S. Highway 290 West.

3.4 Current Uses of the Property

The subject property was occupied by Bella Verdi Farms at the time of the site reconnaissance on January 25, 2015.

3.5 Past Uses of the Property

Austin EnviroSolutions used interviews, historical aerial photographs and city directories for past usage of the subject property. No previously development has been document on the subject property.

3.6 Current and Past Uses of Adjoining Properties

The review of aerial photographs indicated the area surrounding the subject site had been mostly undeveloped land. The following adjacent properties surrounded the subject property.

North – Undeveloped Land

South – New Canaan Farms Gift Shop and Undeveloped Land

East – Homestead and Undeveloped Land

West – Undeveloped Land

Since the general site gradient sloped south toward Millseat Branch Creek, undeveloped land was located up-gradient of the property. Since there were no observed PST's located on any of these adjacent properties, there were no current adjacent properties considered *recognized environmental conditions* in connection with the subject property.

The following businesses and tenants have been documented from city directories to have occupied the surrounding properties:

East – Susan Federman, Fran Moss, Leslie Cox, Galen Cox, Edward Castello, Jean & William Avera, Dayate & Julie Pryor, Coastal Bend Food Company and Tom Zinn Photograph.

West – James Gordon McClard, Henly Volunteer Fire Department, Henly Baptist Church, Dirt Tech LP and Hank Seale Offices.

The majority of these names were located on U. S. Highway 290 West. There were no surrounding properties considered *historical recognized environmental conditions* in connection with the subject property.

3.7 Site Plan

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

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources, Federal and State

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

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

4.1.1 Emergency Response Notification System (ERNS) List

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

4.1.2 No Further Remedial Action Planned (NFRAP) Sites

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

4.1.3 Toxic Release Inventory System (TRIS) Sites

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

4.1.4 Facility Registration System (FRS) Sites

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

location, and contact information. There subject property was not listed as a FRS site. There were no facilities listed as a FRS site located within a ¼-mile radius for the subject property.

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

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

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

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

4.1.7 Affected Property Assessment Reports (APAR)

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

4.1.8 CERCLIS Database

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

4.1.9 CERCLIS –Archive (CERC-AR) Sites

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

4.1.10 National Priorities List (NPL)

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

4.1.11 Integrated Compliance Information System (ICIS)

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

4.1.12 Integrated Compliance Information System National Pollutant Discharge Elimination System (ICISNPEDS)

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 US EPA 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. The subject property was not listed as an ICIS-NPDES facility. There were no offsite facilities listed in the database report located within .02 miles radius of the subject property.

4.1.13 State/Tribal Lands

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

4.1.13.1 State/Tribal Sites

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

4.1.14 Leaking Petroleum Storage Tank (LPST) List

The TCEQ Office of Permitting, Remediation and Registration Waste Permits Division of the Petroleum Storage Tank Program identify sites having documented leaking underground petroleum storage tanks. The TCEQ LPST database identifies sites having documented soil and/or groundwater

contamination. There were no facilities listed in the database report within the ½-mile radius of the subject property.

4.1.15 Spills

The state TCEQ tracks reports of environmental emergencies, spills or air releases. The TCEQ is the states lead agency in responding to certain inland oil spills, all hazardous-substances spills, and spills of other substances that may cause pollution, as well as any releases of substances that may harm air quality. The subject property did not appear as a spill site. There have been no documented spills within a ¼-mile radius for the subject property.

4.1.16 Registered Petroleum Storage Tank (PST) List

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

4.1.17 Waste Management Recycling Facilities (WMRF) Sites

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

4.1.18 Texas Landfill Sites

All municipal solid waste facilities in Texas are classified according to the method of processing or disposal of municipal solid waste by TCEQ. Subject to the limitations, a Municipal Solid Waste Landfill (MSWLF) facility may also receive special wastes, including Class I industrial non-hazardous solid waste and hazardous waste from conditionally exempt small quantity generators, if properly handled and safeguarded in the landfill facility. The subject property did not appear on the landfill database. There were no MSWLF facilities listed in the database report within the ¼-mile radius from the subject property.

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

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

4.1.20 Closed & Abandoned Landfill Inventory (CALF) Sites

The TCEQ, under a contract with Texas State University, and in cooperation with the 24 regional Council of Governments in the State, has located over 4,000 closed and abandoned municipal solid waste landfills throughout Texas. This listing contains “unauthorized sites”. Unauthorized sites have

no permit and are considered abandoned. The information available for each site varies in detail. The subject property did not appear on the CALF database. There were no CALF landfills listed in the database within ½-mile of the subject property.

4.1.21 Institutional Control State Sites

The TCEQ maintains a list containing Sites in the Voluntary Cleanup Program (VCP) and the Innocent Owner/Operator Program (IOP). Some VCP and IOP sites have institutional controls (IC) or engineering controls (EC) placed on them. The subject property did not appear in either program. There were no IC/EC sites listed in the database report located within ½-mile from the subject property.

4.1.22 Texas Voluntary Cleanup Program (TX VCP) Sites

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

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

The VCP program provides an incentive to remediate Oil & Gas pollution by participants as long as they did not cause or contribute to the contamination. Applicants to the program receive a release of liability to the state in exchange for a successful cleanup. The subject property did not appear in the program. There were no RRC-VCP facilities listed in the database report within ½-mile from the subject property.

4.1.24 Texas Submitted Well Information Sites

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

4.1.25 Texas Innocent Owner Protection (IOP) Sites

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

4.1.26 Texas Brownfield Sites

Both TCEQ and United States EPA maintain a list of all former industrial properties that lie dormant or underutilized due to liability associated with real or perceived contamination. Some sites are noted as having institutional controls placed on them. The Brownfields Site Assessment (BSA) program provides services such as Phase I & Phase II Environmental Site Assessment conducted during commercial real estate transactions for local governments and non-profit organizations. The scope of work can range from filling in data gaps to performing small scale VCP site investigations. The subject property was not listed as a Brownfield site. There were no Brownfield facilities listed in the database within the ½-mile radius from the subject property.

4.1.27 Brownfields Management System (BMS) Sites

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

4.1.28 Texas Industrial Hazardous Waste (IHW) Sites

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

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

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

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

The Texas Tier II Chemical Reporting Program in the Department of State Health Services (DSHS) is the State of Texas repository for EPCRA-required Emergency Planning Letters (EPLs), which are one-time notifications to the state from facilities that have certain extremely hazardous chemicals in specified amounts. The program is also the state of Texas repository for EPCRA/state-required hazardous chemical inventory reports called Texas Tier Two Reports. This data contains those facility reports for the 2005 through the 2009 calendar years. The subject property did not appear in the Tier II database. There were no Tier II facilities located within ¼-mile radius of the subject property.

4.1.31 Texas Dry Cleaning Registration

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

4.1.32 Texas Water Development Board (TWDB) Located Wells

The Texas Water Development Board maintains a database of water wells that have physically been located statewide. This list is not inclusive of all water sells in the state. Of the 1,000,000 plus water wells drilled in Texas over the past 100 years, more than 130,000 have been inventoried and placed in the TWDB groundwater database. State water well numbers have been assigned to these based on their location within numbered 7½-minute quadrangles formed by lines of latitude and lines of longitude. There were no water wells mapped on the subject property. There were no water wells listed in the database report located within ¼-mile radius of the subject property.

4.1.33 Edwards Aquifer Permits

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

4.2 Physical Setting

4.2.1 Site Physiology

According to Geologic Map of the Austin Area Texas, Plate VII (reprinted 1992), the subject property is underlain by Lower Cretaceous Upper Glen Rose Geologic Formation (Kgr). The upper member of the Glen Rose Limestone is relatively impermeable and described as the lower confining unit of the Edwards Aquifer. It has a maximum thickness of approximately 350 to 500 feet. Stair-step topography is characteristic of the upper member of the Glen Rose Formation. Upper Glen Rose Limestone is described as yellowish-tan, thinly bedded limestone and marl. The upper member of the Glen Rose Limestone is relatively more thinly bedded, more dolomitic and less fossiliferous than the lower member of the Glen Rose Limestone. The top of the upper member of the Glen Rose Limestone is red-stained, lumpy, irregular and bored with oysters cemented onto the surface. A map indicating the subject property in relation to the surrounding geology is presented in the Appendix of this Phase I ESA.

According to the “Soil Survey of Comal and Hays Counties, Texas”, published by the U.S. Department of Agriculture, Soil Conversation Service (dated 1981), the soil beneath the subject property consists of Brackett-Rock outcrop-Comfort complex undulating (BtD) and Brackett-Rock outcrop-Real steep (BtG). Brackett-Rock outcrop-Comfort complex undulating consists of shallow, loamy and clayey soils and Rock outcrop on uplands in the Edwards Plateau Land Resource Area. While Brackett soil makes up 30-60 percent of the complex, Rock outcrop can make up 10-45 percent (averaging 20 percent). Surface soils consist of grayish brown gravelly clay loam 6 inches thick, with pale brown and pale yellow gravelly clay loam subsoil extending down 17 inches below the ground surface. the underlying material is weakly cemented limestone interbedded with thin layers of indurated limestone.

Rock outcrop consist of limestone bedrock. The loamy soils are well draining, with medium to rapid surface runoff and moderately slow permeability and very low available water capacity. The soils are used as rangeland and as habitat for wildlife. The soils are not suited to use as pastureland or cropland. Shallow rooting zone and outcrops of rock are severe limitations.

Brackett-Rock outcrop-Real steep complex consists of shallow, loamy soils and Rock outcrop on uplands in the Edwards Plateau Land Resource Area. Slopes are convex and range from 8-30 percent of the complex. Brackett soils consist of grayish brown gravelly clay loam 6 inches thick, with the underlying material being weakly cemented limestone interbedded with thin strata of pale yellow and very pale brown shaly clay. Rock outcrop is barren of soil except in narrow fractures in the rock. The Real soil consists of very dark grayish brown gravelly clay loam down 12 inches thick with the underlying material being weakly cemented limestone. These soils are well draining, with moderately slow permeability and rapid surface runoff and very low water capacity. The soils are used as rangeland and as habitat for wildlife. The soils are not suited to use as pastureland or crops. A map indicating the subject property in relation to the surface soils is presented in the Appendix V of this Phase I ESA.

The subject property was located in the Edwards Aquifer Contributing Zone. The contributing zone is the area or watershed where runoff from precipitation flows to the recharge zone of the Edwards Aquifer. A map indicating the subject property in relation to this zone is presented in Appendix V of this Phase I ESA.

4.2.2 Ground Water Resources

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

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

4.3 Historical Use Information

4.3.1 Aerial Photograph Review

Aerial photographs dated 1953, 1958, 1962, 1974, 1980, 1991, 1996, 2004 and 2012 were reviewed to determine past uses of the subject property and adjoining properties. See table below for the evaluation of each photograph with respect to the subject property. Evaluation of the subject property and adjacent properties was limited by scale and clarity of each photograph. Copies of aerial photographs are presented in Appendix III of this Phase I ESA.

Table 4.1
Aerial Photographs

Date of Photograph	Direction	Discussion
1953	North	Undeveloped Land
	South	Undeveloped Land
	East	Undeveloped Land
	West	Undeveloped Land
1958	North	Undeveloped Land
	South	Undeveloped Land
	East	Undeveloped Land
	West	Undeveloped Land
1962	North	Undeveloped Land
	South	New Canaan Farms and Undeveloped Land
	East	Undeveloped Land
	West	Undeveloped Land
1974	North	Undeveloped Land
	South	New Canaan Farms and Undeveloped Land
	East	Undeveloped Land
	West	Undeveloped Land
1980	North	Undeveloped Land
	South	New Canaan Farms and Undeveloped Land
	East	Undeveloped Land
	West	Undeveloped Land
1991	North	Undeveloped Land
	South	New Canaan Farms and Undeveloped Land
	East	Homestead and Undeveloped Land
	West	Undeveloped Land
1996	North	Undeveloped Land
	South	New Canaan Farms and Undeveloped Land
	East	Homestead and Undeveloped Land
	West	Undeveloped Land
2004	North	Undeveloped Land
	South	New Canaan Farms and Undeveloped Land
	East	Homestead and Undeveloped Land
	West	Undeveloped Land
2012	North	Undeveloped Land
	South	New Canaan Farms and Undeveloped Land
	East	Homestead and Undeveloped Land
	West	Undeveloped Land

These photographs were obtained from the United States Geologic Survey (USGS), Texas Department of Transportation (TX DOT), Aerial Media Services (AMS) and the United States Department of Agriculture (USDA). The subject property was undeveloped until the 2004 aerial photograph. The surrounding property was mostly undeveloped land with scattered homesteads or ranches due to the

location distant from Dripping Springs, Texas. Only U. S. Highway 290 West and secondary roads (both paved and gravel) were identified in the initial 1953 aerial photograph. The reservoir located south of the highway was identified in the 1958 aerial photograph. The New Canaan Gift Shop had been built by the 1996 aerial photograph. There were no visible structures in these historical aerial photographs that were known to have environmentally impacted the subject property. Therefore, there were no identifiable facilities that may impact the subject property and thus be regarded as *recognized environmental conditions* with respect to the subject property.

4.3.2 Title Record

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

4.3.3 Topographic Maps

United States Geologic Survey (USGS) 30 minute topographic map titled Blanco, TX dated 1885 along with USGS 7½-minute topographic maps titled Henly, TX dated 1963 and 1986 were reviewed for possible environmental features on or surrounding the subject property. There were no structures mapped on the subject property in any of the three the topographic maps. These topographic maps indicated gravel pits, creeks, state highway and secondary roads, well and a reservoir surrounded the subject property. Copies of these topographic maps are presented in Appendix IV of this Phase I ESA.

The subject property was located on land sloping south toward Millseat Branch Creek. The property was mapped at approximately 1,300 ft. above mean sea level based on these topographic maps. Based on the lack of mapped facilities surrounding or upgradient from the subject property, there were no *recognized environmental conditions* identified on these topographic maps.

4.3.4 Local Records

Federal Insurance Rate map (FIRM) No. 48209C0100F, panel 100 of 495 with map revised September 2, 2005 and prepared for Hays County, Texas by the Federal Emergency Management Agency (FEMA), indicated the indicated the subject property does not lie in a flood hazard zone. This zone (Zone X) are areas determined to be outside the 0.2% annual chance floodplain (map is presented in Appendix V.

4.3.5 State Records

According to Texas Railroad Commission Oil & Gas Division website Railroad Commission of Texas website (**http://www.rrc.state.tx.us/data/online/gis/index.php#**) shows current oil production wells and gas pipelines throughout the state of Texas. A map indicating the subject property in relation to registered wells or pipelines indicated no gas transmission pipelines or wells mapped surrounding the subject property. This map is presented in Appendix V of this Phase I ESA.

4.4 Additional Record Sources

4.4.1 North Hays County Fire Department Record Search

A request was submitted via a telephone conversation on February 2, 2015 with the North Hays County Fire/Rescue. This request included questions concerning any response, spill, or environmental concerns originating from the subject property. A response was received from Sheri Gomez, Office

Manager with North Hays County Fire/Rescue. Though she indicated no record of any emergency response to the subject property. This response is presented in Appendix V of this Phase I ESA.

4.4.2 Site Interviews

Mr. Clarence Griggs, the founder Griggs Business Brokers, not only escorted Austin EnviroSolutions staff during the site reconnaissance, but was interviewed concerning current and historical aspects regarding the subject property. Mr. Griggs had no knowledge of any hazardous waste or unknown substances either used or stored on the subject property. Not only was he unaware of any calls or complaints made to the North Hays County Fire Department, but he had no knowledge of any environmental liens, lawsuits or other environmental concerns involving the subject property. Mr. Griggs indicated Darrell Joseph, the owner of the property, began the specialty produce and micro greens facility in 2004.

Mr. Rob Jennings of Tysons Associates LLC stated the test chamber was a research/development room experimenting with light sources. He believed the water well was drilled down 650 ft. below ground surface. Mr. Jennings stated there were no pesticides or petroleum products either used or consumed in the greenhouse, offices or packaging/storage facilities.

4.4.3 Water Wells

There was one water well observed on the subject property. This well was drilled down 650 ft. below ground surface (per Rob Jennings). There was one well mapped on the Texas Water Development Board website (**http://wiid.twdb.state.tx.us/**) located within ¼-mile from the subject property. This well (5755501) was drilled in 1993 down 483 ft. below ground surface into the Trinity Aquifer. The water well map and datasheets are presented in Appendix V of this Phase I ESA.

4.4.4 Fire Insurance Maps

Fire Insurance Maps were created for use by companies offering fire insurance policies. These maps indicate types of construction materials of a structure, land use, and other property improvements (such as the location of fuel storage tanks). The maps, originally published in the 1930's and updated periodically through the 1960's, were examined at the Perry-Castaneda Map Collection Library located on the University of Texas at Austin, Austin, Texas campus. Because Fire Insurance Maps were limited to the central portion of major metropolitan areas, the property was located too far from a major city to be located on a Fire Insurance Map.

4.4.5 Historical City Directories

Both Cole City Directories and Polk City Directories were both examined to verify the type of businesses or tenants that may have occupied the subject property since records were recorded. These directories were available at the Austin History Center located in downtown Austin, Texas. The records were looked up for each new tenant that has occupied the address at 5820 U. S. Highway 290 West in Dripping Springs, Texas. The ownership and/or use of the specific property listed in the directory were to be used to help identify the likelihood of past uses that may lead to possible environmental conditions in the connection with the subject property. This list is inclusive of all

tenants who have at one time occupied the subject property per the city directories available at the Austin History Center.

1960 – No Listing

1970 – No Listing

1981 – No Listing

1989-1990 – No Listing

1994-1995 – No Listing

2000-2001 – No Listing

2005 – No Listing

2007 – No Listing

2010 – No Listing

2014 – No Listing

These names may not be a complete listing of all tenants or residents that have at one time occupied the subject property. Since there were no tenants listed in the city directories, there were no *historical recognized environmental condition* with respect to the subject property.

4.4.6 Texas Parks and Wildlife Rare Species

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

The subject property was located near a busy multilane state highway. Since the surrounding property had been developed since the 1990's, the existence of rare or endangered species on the subject property was highly unlikely due to the proximity of human encroachment surrounding the subject property and the lack of desirable habitat (densely wooded areas or large undeveloped tracts of land). Texas Parks & Wildlife Annotated Hays County Lists of Rare Species is presented in the Appendix V of this Phase I ESA.

4.4.7 Previous Report Review

Austin EnviroSolutions was not provided with any previous investigations to review prior to this Phase I ESA other than a road easement description and land title survey (presented in Appendix V).

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

5.1 Hazardous Substances In Connection with Identified Uses

There were no hazardous substances in connection with identified uses present on the subject property at the time the site reconnaissance occurred on January 25, 2015. There has been no documentation presented to Austin EnviroSolutions that any hazardous substances have been stored on the subject property.

5.2 Hazardous Waste and Unidentified Substance Containers

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

5.3 Storage Tanks

The TCEQ database provided by GeoSearch L.P. indicated no registered PST's or AST's located on the subject property. However, there were two propane tanks (heating source) along with three aboveground tanks used for rainwater collection.

5.4 Indications of Polychlorinated Biphenyls (PCBs)

There was one pole-mounted electric transformer observed west of the greenhouse at the time of the site reconnaissance. There were no leaks or stains identified on the metal housing of the transformers or surrounding the utility pole. In addition, Pedernales Electric Cooperative, Inc. (PEC) had begun installing non-PCB transformers in the late 1970's. Mr. Carey White (PEC Supervisor) indicated that PEC had rotated all PCB containing transformers from service 10-15 years ago. Therefore, PCB contamination was not considered an environmental concern to the subject property.

5.5 Solid Waste

There was minor debris evident on the subject property during the site reconnaissance. This debris consisted of miscellaneous metal materials, cardboard and perlite. This debris did not appear to have impacted the underlying soils or groundwater. Therefore, there was no solid waste observed that was considered an environmental concern to the subject property.

5.6 Data Gaps

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

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

5.7 Other Considerations: Non Scope ASTM 1527-13

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

6.0 FINDINGS AND OPINIONS

Based on the available information, site review and data collected on the site as noted herein, the following is an evaluation for the subject property located at 5820 U. S. Highway 290 West in Dripping Springs, Hays County, Texas:

- The subject property consisted of a specialty produce & micro greens farm called Bella Verdi Farms at the time of the site reconnaissance on January 25, 2015.

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

- The adjacent properties consisted of a gift shop, homestead and undeveloped land. Since none of these current facilities appeared to have environmentally impacted the subject property, there were no *recognized environmental conditions* regarding these surrounding properties.

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

7.0 CONCLUSIONS

Austin EnviroSolutions performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 on the subject property located at 5820 U. S. Highway 290 West in Dripping Springs, Hays County, Texas. Any exceptions to, or deletions from, this practice are described in Section 2.3 of this report.

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

REFERENCES

Aerial Photographs, Hays County, Texas dated 1953, 1958, 1962, 1974, 1980, 1991, 1996, 2004 and 2012.

USGS 30 minute topographic map titled Blanco, TX quadrangle map dated 1885; USGS 7½-minute topographic maps titled Dripping Springs, TX quadrangle dated 1963 and 1986.

Soil Survey of Comal and Hays Counties, Texas, published by the United States Department of Agriculture, Soil Conservation Service, dated 1981.

Geologic Atlas of Texas Sequin Sheet (reprinted 1979), The University of Texas at Austin Bureau of Economic Geology, Austin, Texas.

GeoSearch Database Report, for the subject site located in Dripping Springs, Texas, according to the requirements of ASTM 1527-2013 dated January 23, 2015.

Telephone information request to Sheri Gomez, Office Manager with North Hays County Fire/Rescue, February 2, 2015.

Site interview with Mr. Clarence Griggs, Founder of Griggs Business Brokers, January 25, 2015.

Interview with Rob Jennings, Tysons Associates LLC, January 27, 2015.

Texas Parks and Wildlife Hays County Special Species Listing, dated November 3, 2014.

Texas Water Development Board Mapping website located at **http://wiid.twdb.state.tx.us/**.

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

Federal Insurance Rate Maps (FIRM) No. 48209C0100F, Panel 100 of 495 with map effective date September 2, 2005 and prepared for Hays County, Texas, prepared by Federal Emergency Management Agency.

Cole City Directory and Polk City Directory, Austin History Center, 810 Guadalupe Street, Austin, Texas.

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

Fire Insurance Maps, Perry-Castaneda Map Collection Library, University of Texas at Austin, Austin, Texas website located at the website **http://www.lib.utexas.edu/maps/sanborn/texas.html#top**.

Hays County Appraisal District website **http://www.hayscad.com/.**

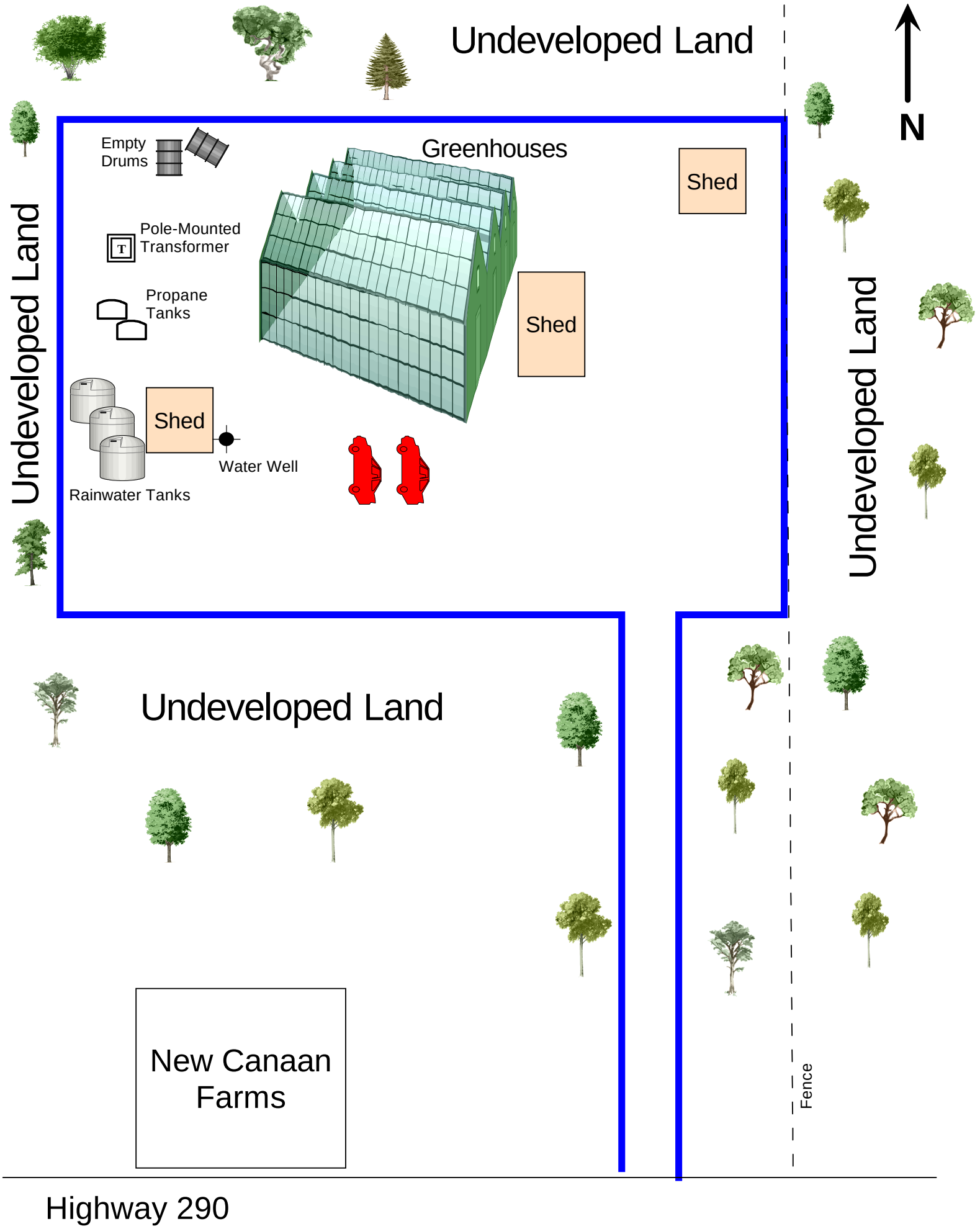
Texas Parks and Wildlife Department, Endangered Species website, (**http://www.tpwd.state.tx.us/huntwild/wild/species/endang/index.phtml**).

APPENDIX

I

SITE MAP

(not to scale)


Undeveloped Land
N
Empty Drums
Greenhouses
Shed
Pole-Mounted Transformer
T
Propane Tanks
Shed
Shed
Water Well
Rainwater Tanks
Undeveloped Land
Undeveloped Land
Undeveloped Land
New Canaan Farms
Fence
Highway 290

II

SITE PHOTOGRAPHS

Bella Verdi Farms located in Dripping Springs, TX.

Gravel road leading from Hwy 290 to greenhouses.

Viewing east along Highway 290 toward Dripping Spr.

Viewing west along Highway 290.

South adj. land was New Canaan Farms gift shop.

Adj. property tenant sign located along Highway 290.

Bella Verdi Farms 5820 Highway 290 Dripping Springs, Texas 75620		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 726	Date: January 25, 2015	Appendix II

East adj. property consisted of undeveloped land.

South adj. property was a reservoir across Hwy 290.

North adj. property consisted of undeveloped land.

West adj. property consisted of undeveloped land.

Parking area located in front (south) of greenhouses.

Overhead delivery door accessing the offices.

Bella Verdi Farms 5820 Highway 290 Dripping Springs, Texas 75620		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 726	Date: January 25, 2015	Appendix II

Rain gutters modified for germinating growing tubes.

Landscaping equipment stored in a shelter.

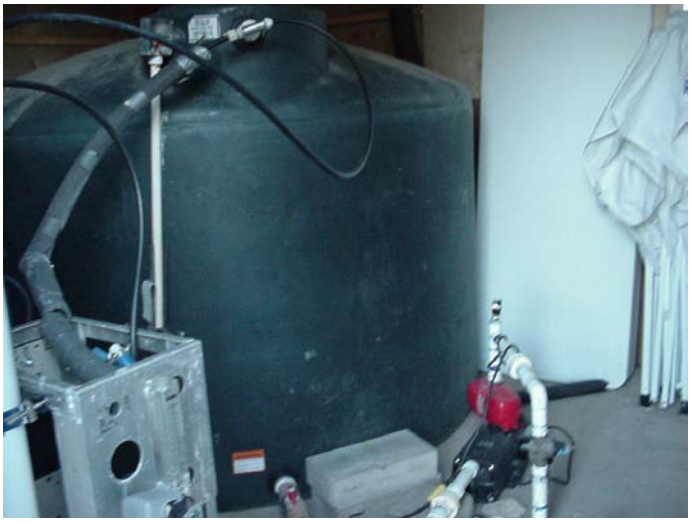
View behind (north side) the greenhouses.

Empty drums located behind the greenhouses.

Propane tanks located on west side of greenhouses.

Shed located in front of greenhouses.

Bella Verdi Farms 5820 Highway 290 Dripping Springs, Texas 75620		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 726	Date: January 25, 2015	Appendix II



Water tank located inside the shed.

Water well located adjacent to the shed.

Plastic rainwater storage tanks located on the site.

Perlite spilled around trash container.

One electric transformer located west of greenhouses

Interior view of shop area inside the facility.

Bella Verdi Farms 5820 Highway 290 Dripping Springs, Texas 75620		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 726	Date: January 25, 2015	Appendix II

View of private office area.

Disinfectants stored inside office space.

Cleaning area inside the office spaces.

View inside the processing room.

Supplies located inside the processing room.

Trays of seeds inside the incubator room.

Bella Verdi Farms 5820 Highway 290 Dripping Springs, Texas 75620		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 726	Date: January 25, 2015	Appendix II

Plants started in soil containers in the greenhouse.

Seedlings growing inside the greenhouse.

Rain gutters used inside the greenhouses.

Seed containers used in the facility.

Piping used for water recycling inside greenhouses.

R & D container testing light sources on plants.

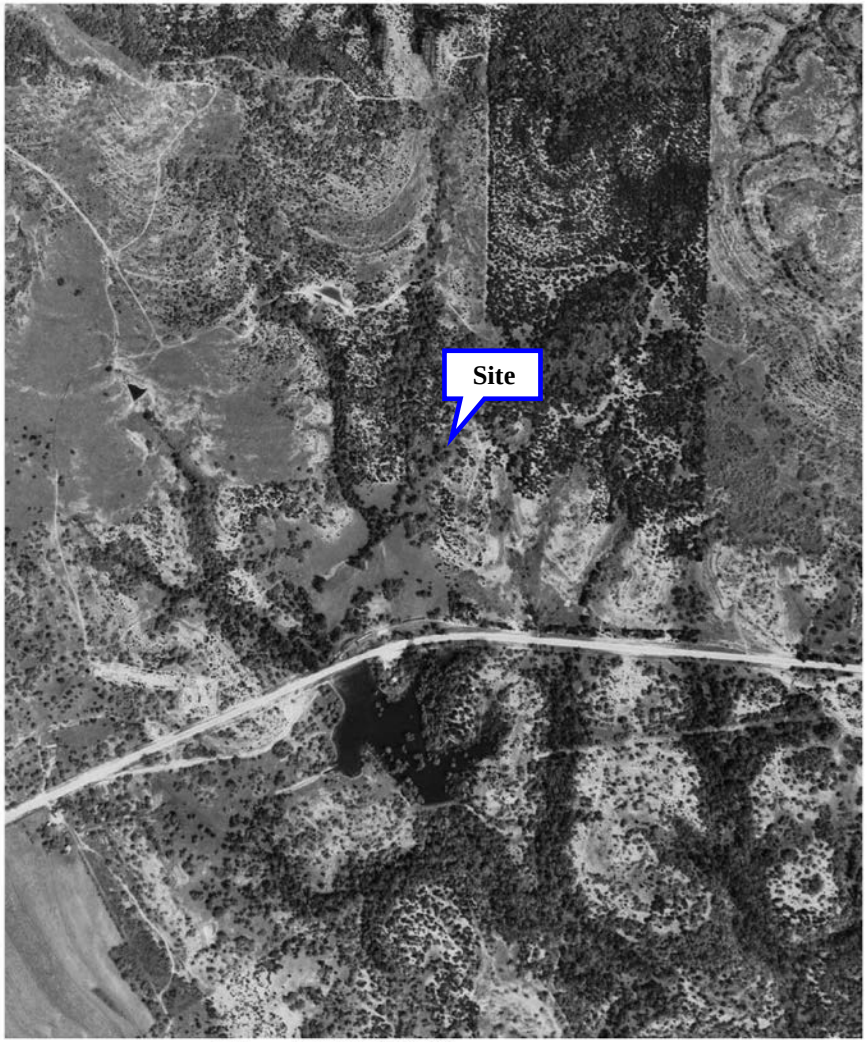
Bella Verdi Farms 5820 Highway 290 Dripping Springs, Texas 75620		Austin EnviroSolutions	
Photographer: K. Duran	Project No. 726	Date: January 25, 2015	Appendix II

III

AERIAL PHOTOGRAPHS

Site: BELLA VERDI FARMS
Source: AMS
Date: 05-08-53
County: HAYS, TX
Scale: 1" = 700'

GeoSearch

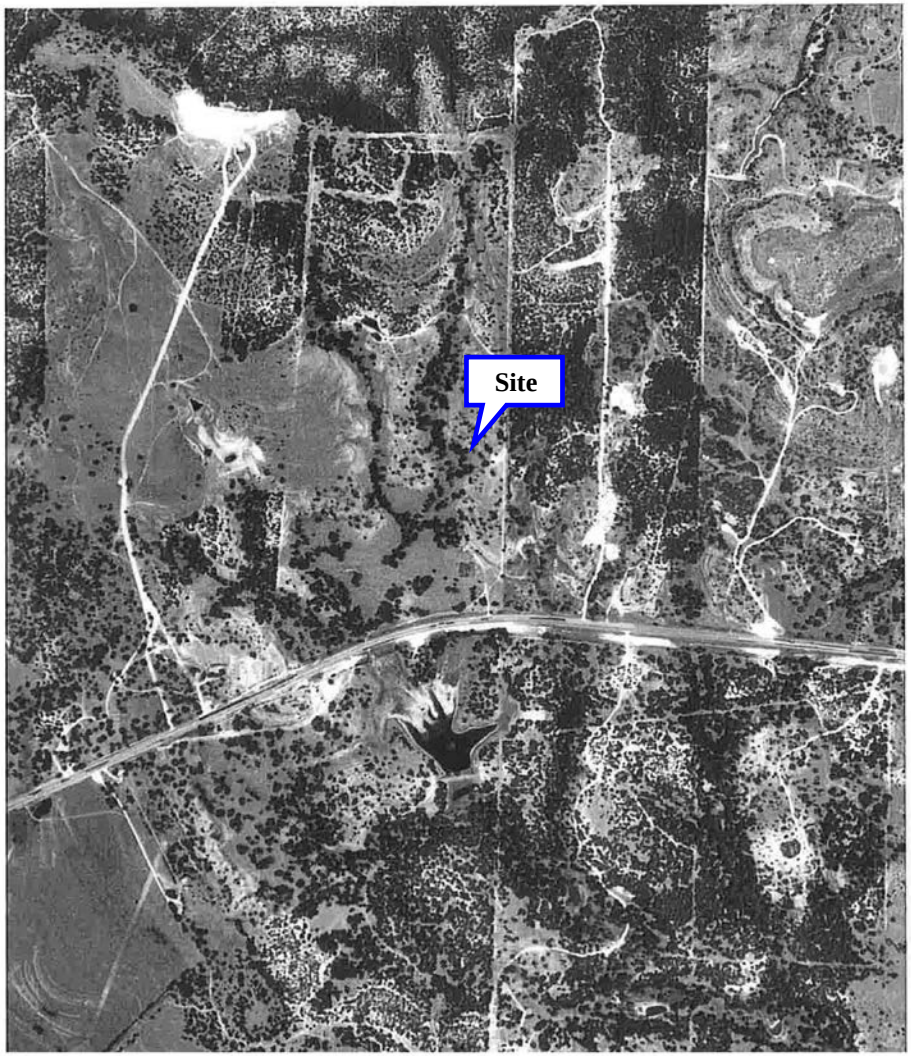


Site: BELLA VERDI FARMS
Source: USGS
Date: 05-04-58
County: HAYS, TX
Scale: 1" = 700'

GeoSearch

Site: BELLA VERDI FARMS
Source: USGS
Date: 09-28-62
County: HAYS, TX
Scale: 1" = 700'

GeoSearch



Site: BELLA VERDI FARMS
Source: TXDOT
Date: 06-25-74
County: HAYS, TX
Scale: 1" = 700'

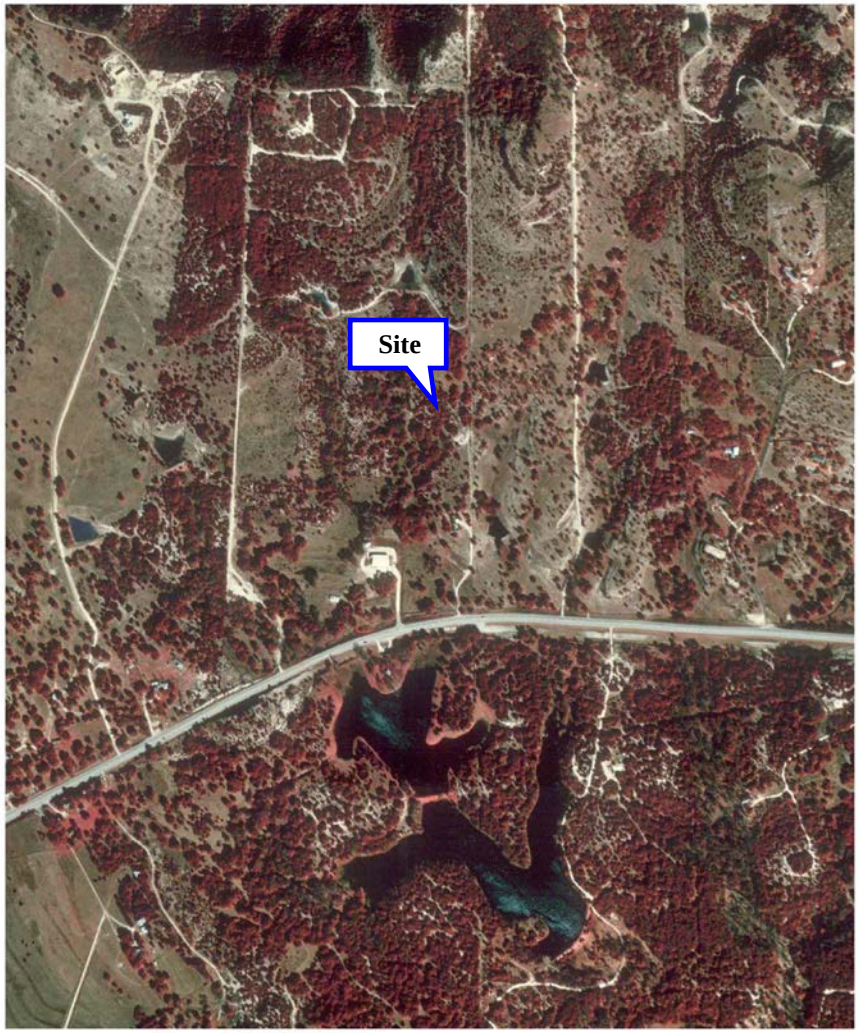
GeoSearch

Site: BELLA VERDI FARMS
Source: TXDOT
Date: 10-30-80
County: HAYS, TX
Scale: 1" = 700'

GeoSearch

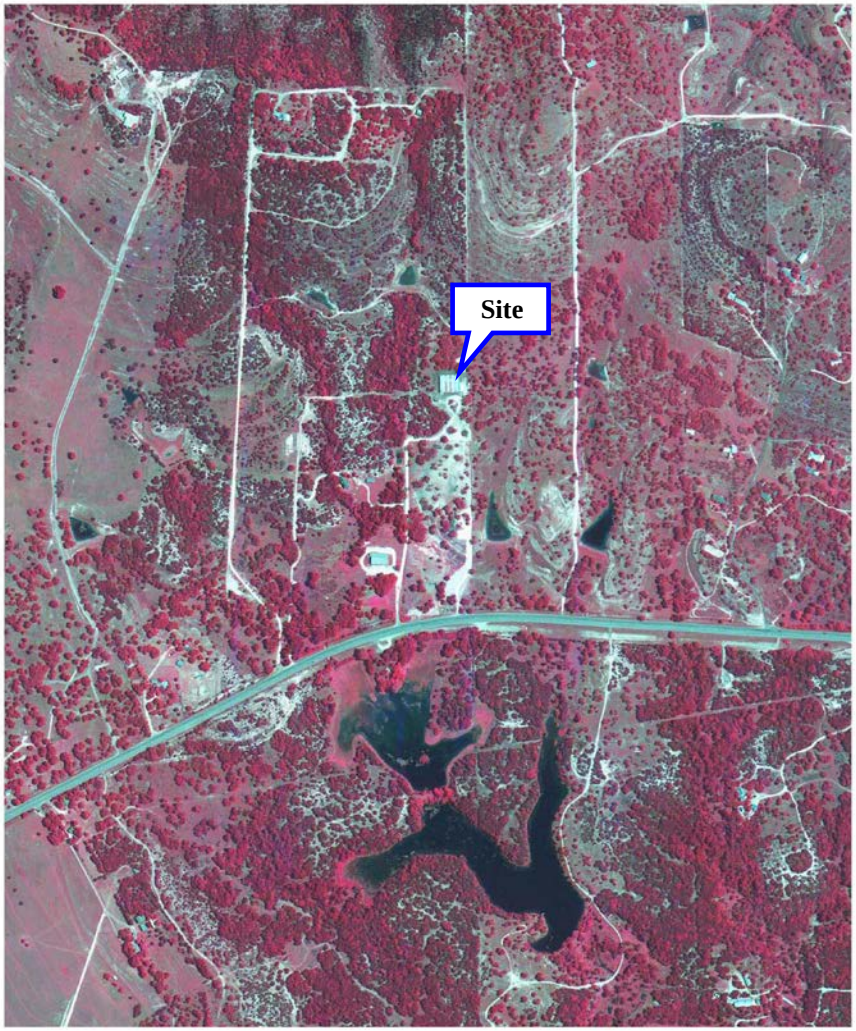
Site: BELLA VERDI FARMS
Source: TXDOT
Date: 05-12-91
County: HAYS, TX
Scale: 1" = 700'

GeoSearch



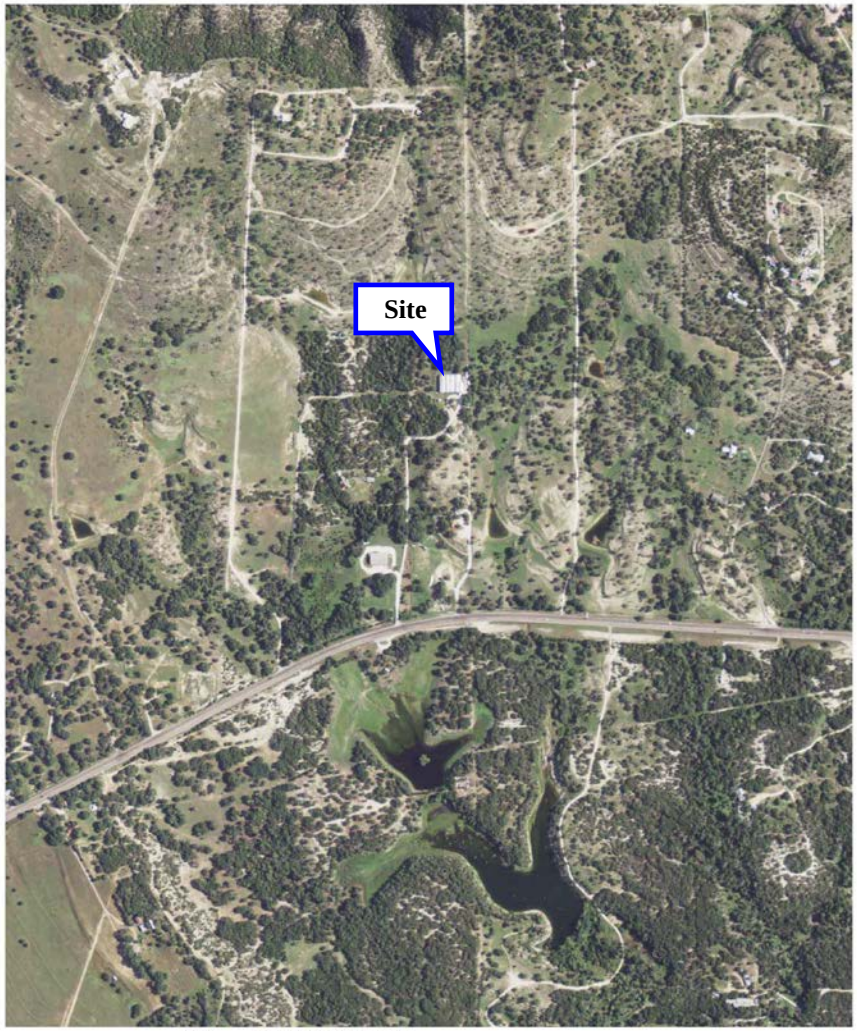
Site: BELLA VERDI FARMS
Source: USGS
Date: 1996
County: HAYS, TX
Scale: 1" = 700'

GeoSearch



Site: BELLA VERDI FARMS
Source: USDA
Date: 2004
County: HAYS, TX
Scale: 1" = 700'

GeoSearch

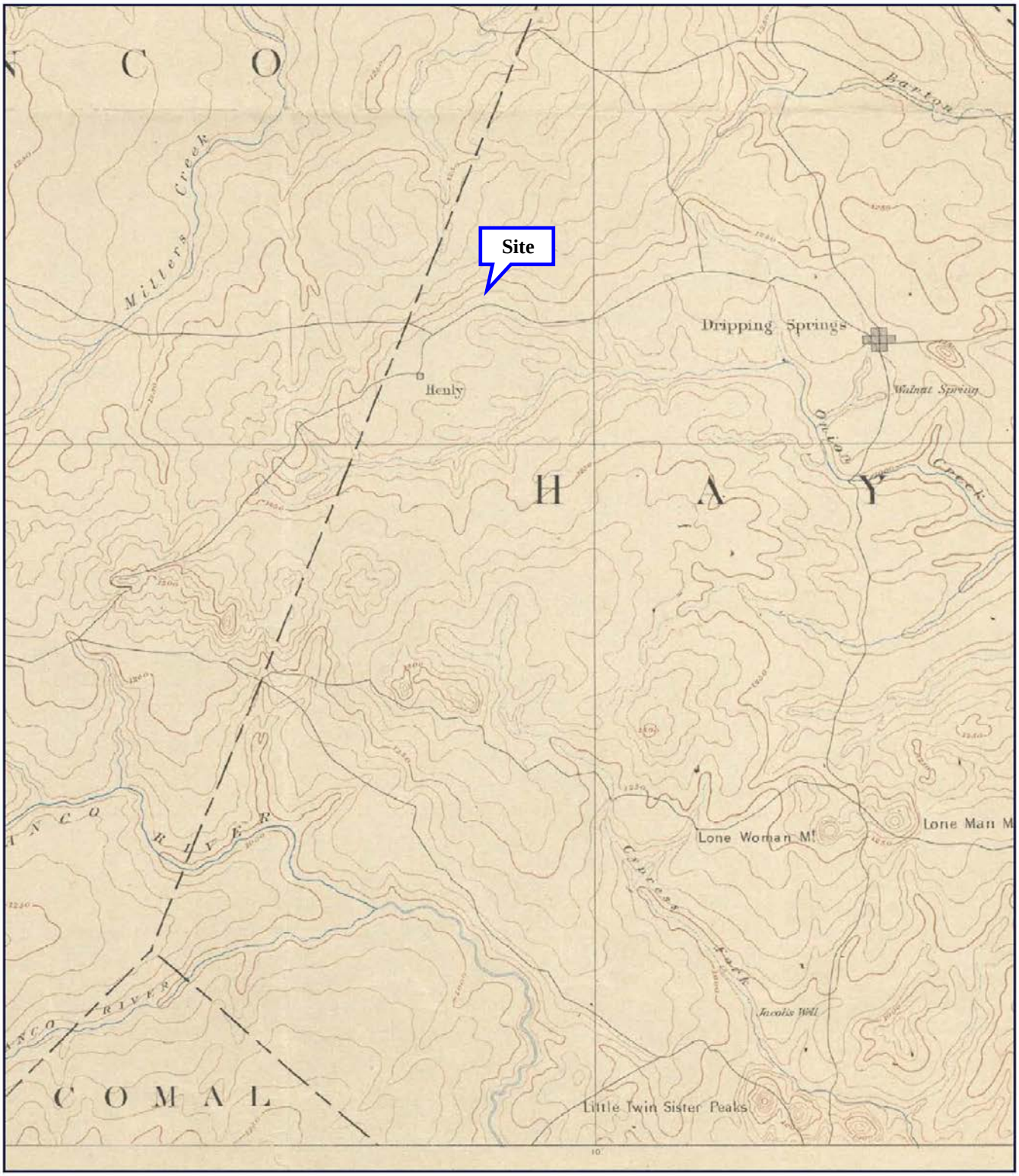


Site: BELLA VERDI FARMS
Source: USDA
Date: 2012
County: HAYS, TX
Scale: 1" = 700'

GeoSearch

IV

HISTORICAL USGS TOPOGRAPHIC MAPS

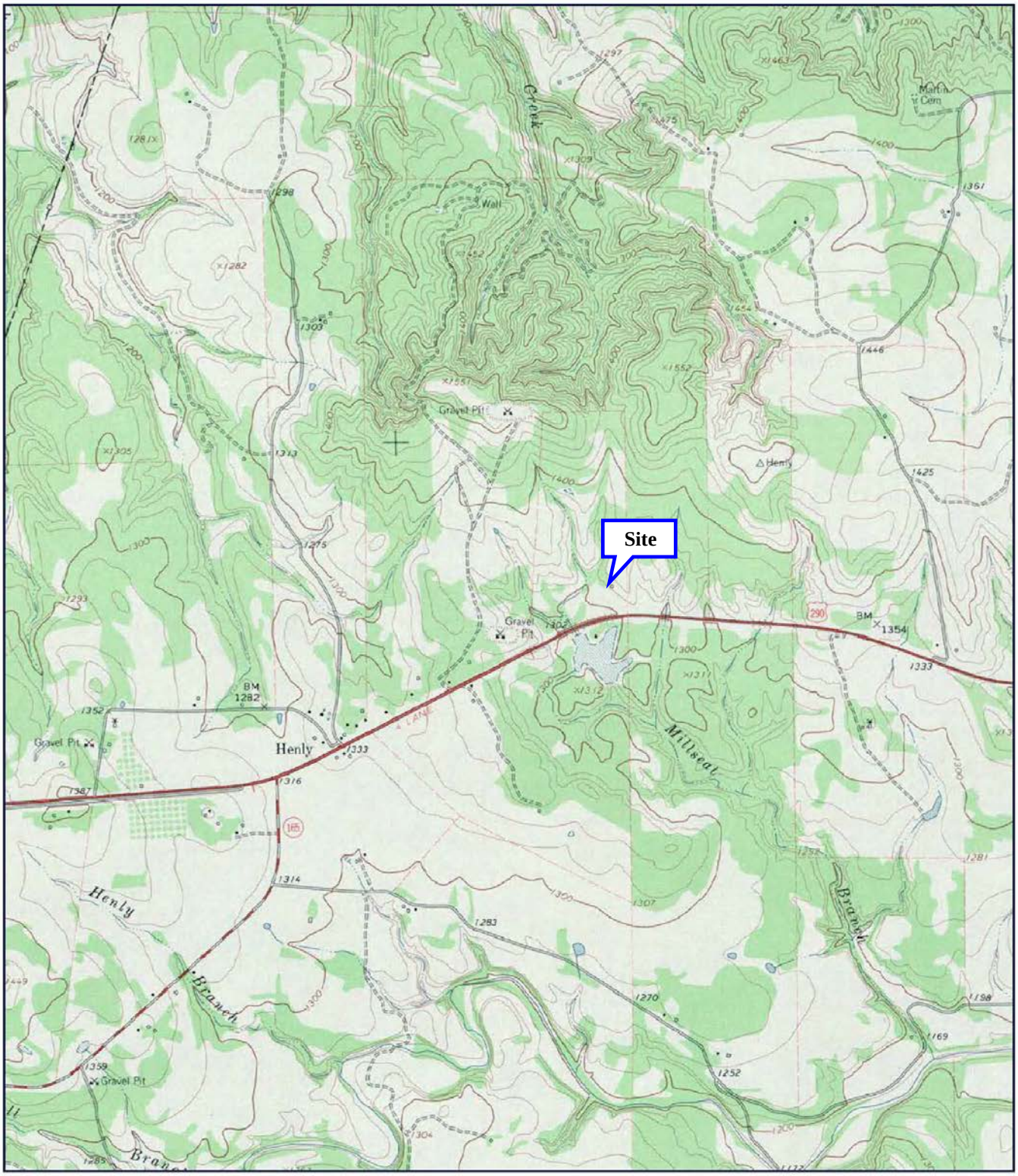


N
W E
S

JOB #: 100046 - 1/26/2015

SITE: BELLA VERDI FARMS
QUAD: BLANCO, TX
DATE: 1885
SCALE: 1 : 125,000

GeoSearch

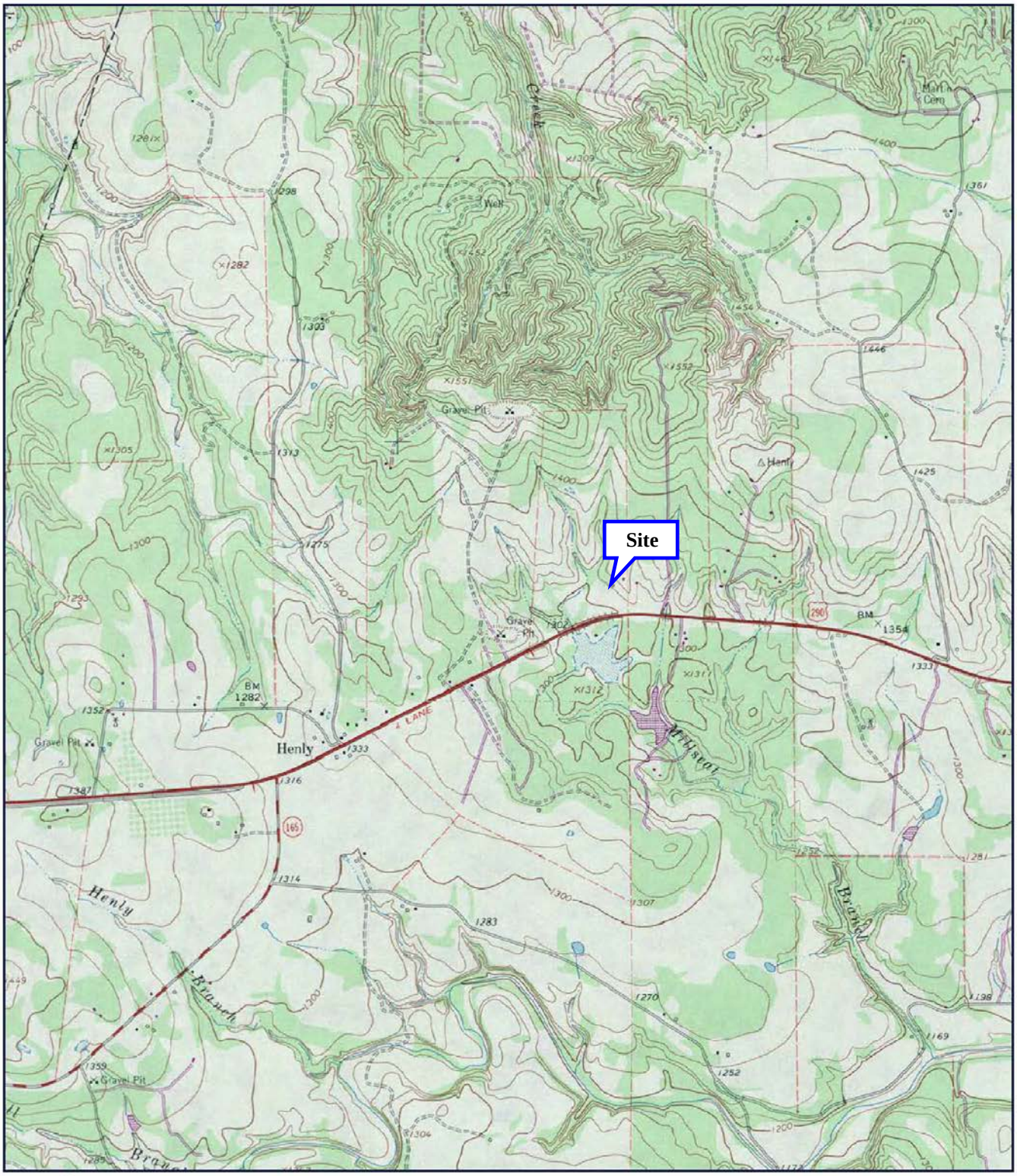


N
W E
S

JOB #: 100046 - 1/26/2015

SITE: BELLA VERDI FARMS
QUAD: HENLY, TX
DATE: 1963
SCALE: 1 : 24,000

GeoSearch



N
W E
S

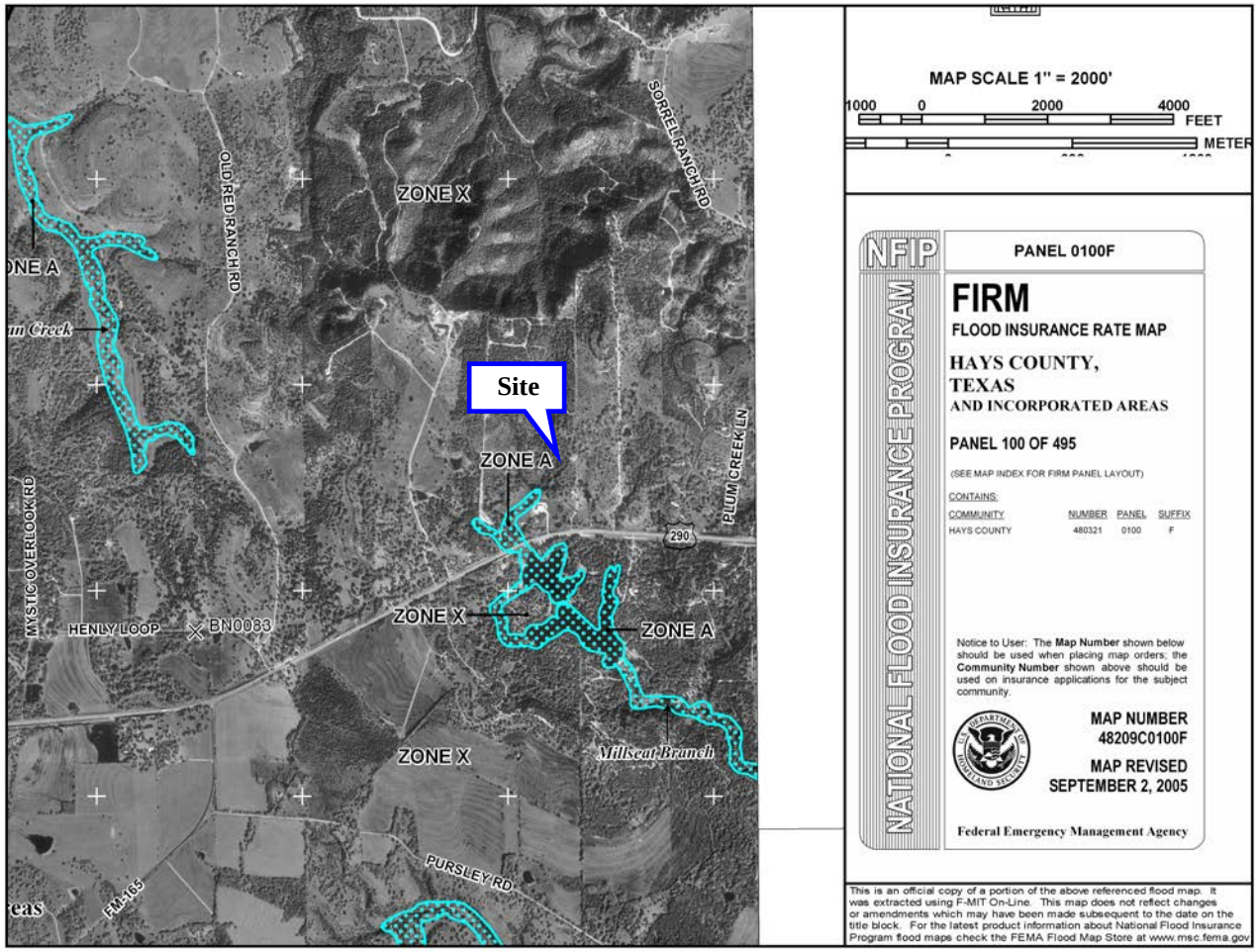
JOB #: 100046 - 1/26/2015

SITE: BELLA VERDI FARMS
QUAD: HENLY, TX
DATE: 1963 PHOTOREVISED 1986
SCALE: 1 : 24,000

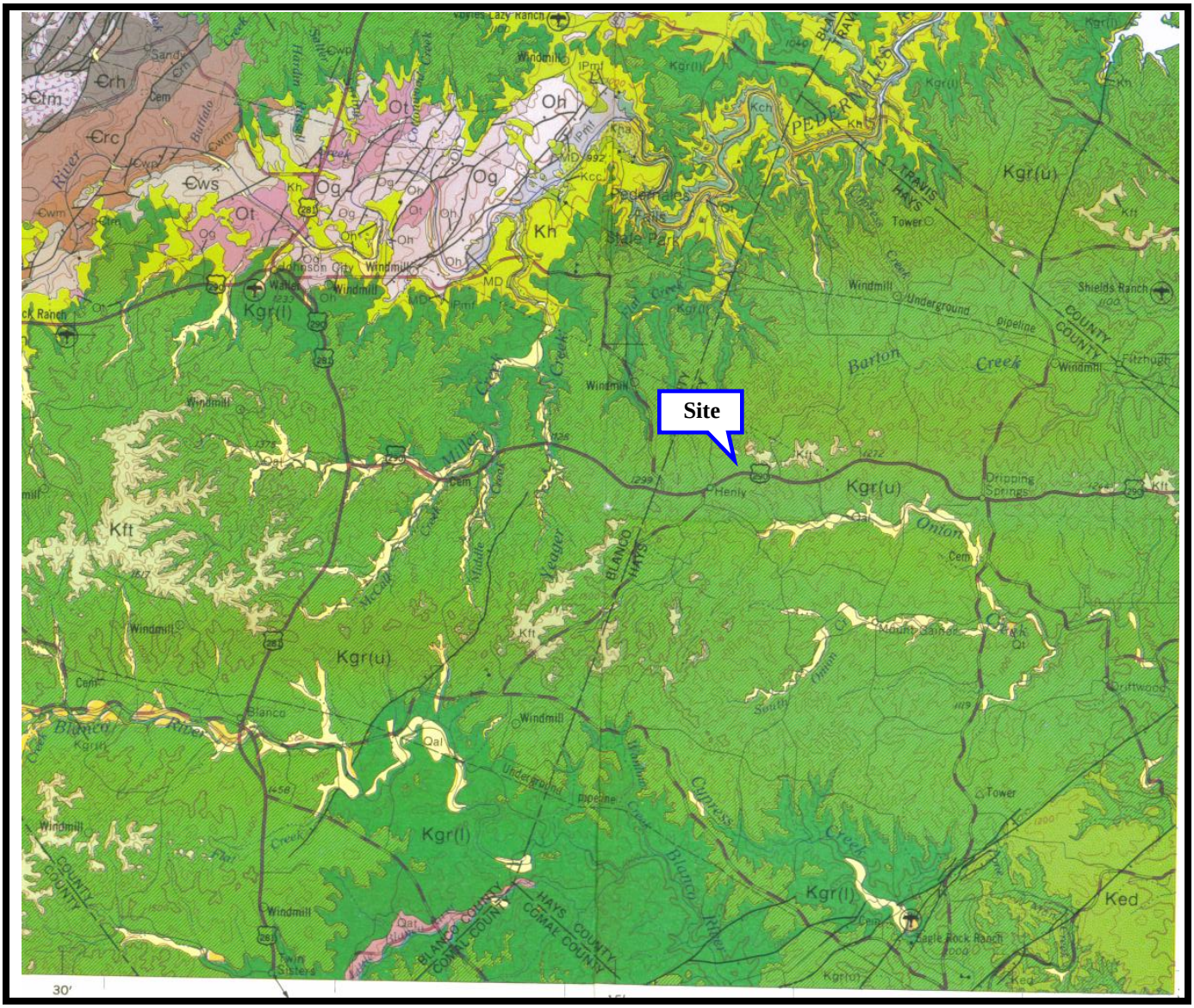
GeoSearch

V

HISTORICAL REFERENCE MATERIALS



FIRM FLOOD INSURANCE RATE MAPS
National Flood Insurance Program
Hays County
Panel 100 of 495
Map Number 48209C0100F
Map Revised Date: September 2, 2005



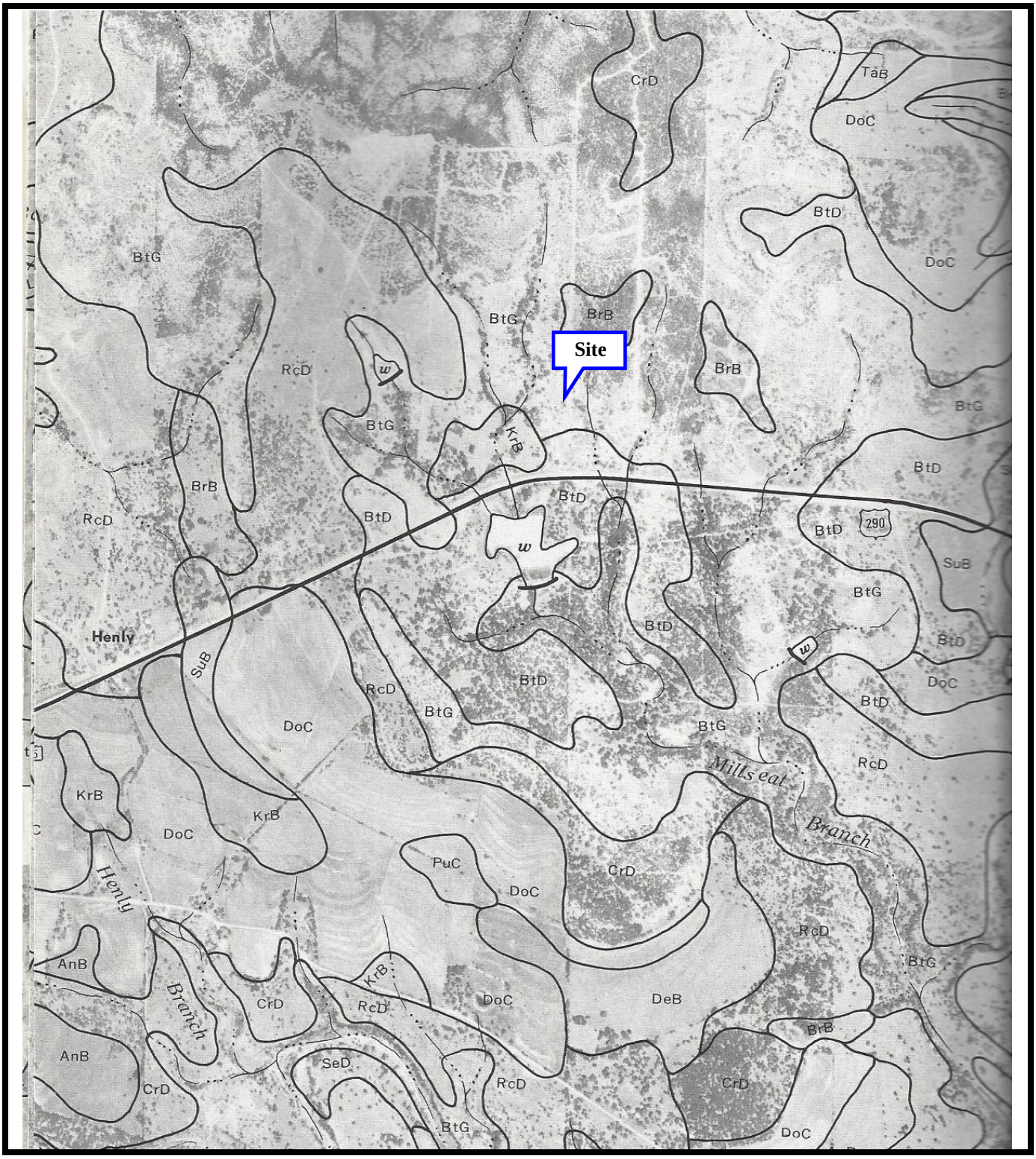
Geologic Atlas of Texas, Llano Sheet
The University of Texas at Austin Bureau of Economic Geology, Austin Texas
W.L. Fisher, Director
Reprinted 1986

Protecting Texas by Reducing and Preventing Pollution

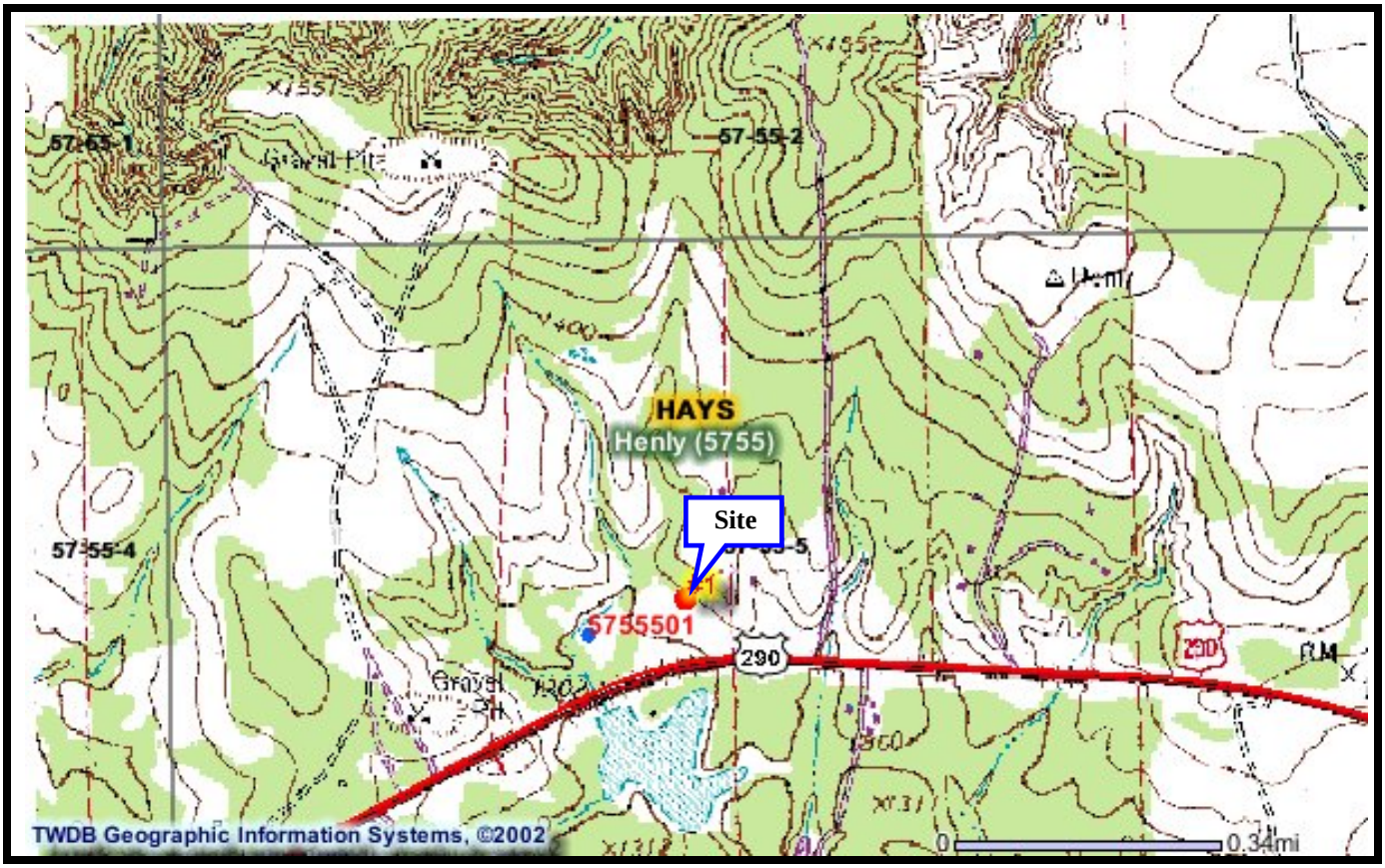
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Tx 78711-3087
For more information concerning this map,
please contact the Field Operations Support Division
at (512) 239-1716 01/10/2015

San Luis Spirits Inc.

This map was generated by the Field Operations Support Division of the Texas Commission on Environmental Quality. This product is for informational purposes and is not intended for legal,engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



United States Department of Agriculture
Soil Conservation Service
Soil Survey of Comal and Hays Counties, Texas
Dated 1981



Texas Water Development Board
Water Well Map
http://wiid.twdb.state.tx.us/

TWDB Groundwater Database Query Result

REPORTED WATER WELL DATA ON STATE WELL NUMBER = 5755501

Query for another State Well Number: Submit

| Water Quality | Infrequent Constituent | Water Level | 5 Day Water Level | Well Casing | Remarks | Scanned Images |

*For a complete explanation, click here to read the TWDB Groundwater Data System Data Dictionary.

Field	Value	*Explanation
STATE WELL NUMBER	5755501	
COUNTY CODE	209	Hays County, Texas
BASIN	14	Colorado River Basin
PREVIOUS WELL NUMBER		
LATITUDE	301204	DMS (in decimal degrees: 30.201111)
LAT DEC	30.201111	
LONGITUDE	981158	DMS (in decimal degrees: -98.199444)
LONG DEC	-98.199444	
OWNER 1	New Canaan Farms	
OWNER 2		
DRILLER 1	R. Whisenant	
DRILLER 2	& Son, Inc.	
SOURCE OF COORDINATES	0	
AQUIFER CODE	218GRCCU	Lower Glen Rose and Cow Creek Limestones
AQUIFER ID1	28	Trinity Aquifer
AQUIFER ID2		
AQUIFER ID3		
ELEVATION	1300	feet
ELEVATION MEASUREMENT METHOD	M	Interpolated From Topo Map
ALPHA CODE		
DATE DRILLED	10071993	
WELL TYPE	W	Withdrawal of Water

WELL DEPTH	483	feet
SOURCE OF DEPTH	D	Driller's Log
TYPE OF LIFT	S	Submersible Pump
TYPE OF POWER	E	Electric Motor
HORSEPOWER		
PRIMARY WATER USE	N	Industrial
SECONDARY WATER USE		
TERTIARY WATER USE		
WATER LEVEL AVAILABLE	M	Click here for water level data
WATER QUALITY AVAILABLE	Y	Click here for water quality data
WELL LOGS AVAILABLE	D	
OTHER DATA AVAILABLE		
DATE COLLECTED OR UPDATED	10281998	
REPORTING AGENCY	01	TWDB or Predecessor Agency
WELL SCHEDULE IN FILE		
CONTRUCTION METHOD	A	Air Rotary
COMPLETION	X	Open Hole
CASING MATERIAL	P	PVC, Fiberglass, other Plastic
SCREEN MATERIAL		
GMA	9	
RWPA	K	
DISTRICTID	199909LK	

Groundwater Database Disclaimer

The Groundwater Database (GWDB) of the Texas Water Development Board (TWDB) contains information about more than 123,500 water well, spring, and oil/gas test sites in Texas including associated water level and water quality data. Because data collection methods and data maintenance have varied and evolved over the years, the information in the GWDB has a range of accuracy that the user needs to be aware of. See Explanation of Groundwater Data for information on the sources of information and level of accurracy in the document.

The TWDB is providing information via this Web site as a public service. Except where noted, all of the information provided is believed to be accurate and reliable; however, the Texas Water Development Board (TWDB) assumes no responsibility for any errors appearing in rules or otherwise. Further, TWDB assumes no responsibility for the use of the information provided. **PLEASE NOTE** that users of this Web site are responsible for checking the accuracy, completeness, currency and/or suitability of all information themselves. TWDB makes no guarantees or warranties as to the accuracy, completeness, currency, or suitability of the information provided via this Web site. TWDB specifically disclaims any and all liability for any claims or damages that may result from providing the Web site or the information it contains, including any Web sites maintained by third parties and linked to the TWDB Web site. TWDB makes no effort to verify independently,

From: Sheri Gomez
To: Kent Duran
Subject: Re: Records Request for Bella Verdi Farms
Date: Monday, February 02, 2015 3:58:40 PM

Kent:

We have no record of any type of emergency response to 5820 Highway 290 West.

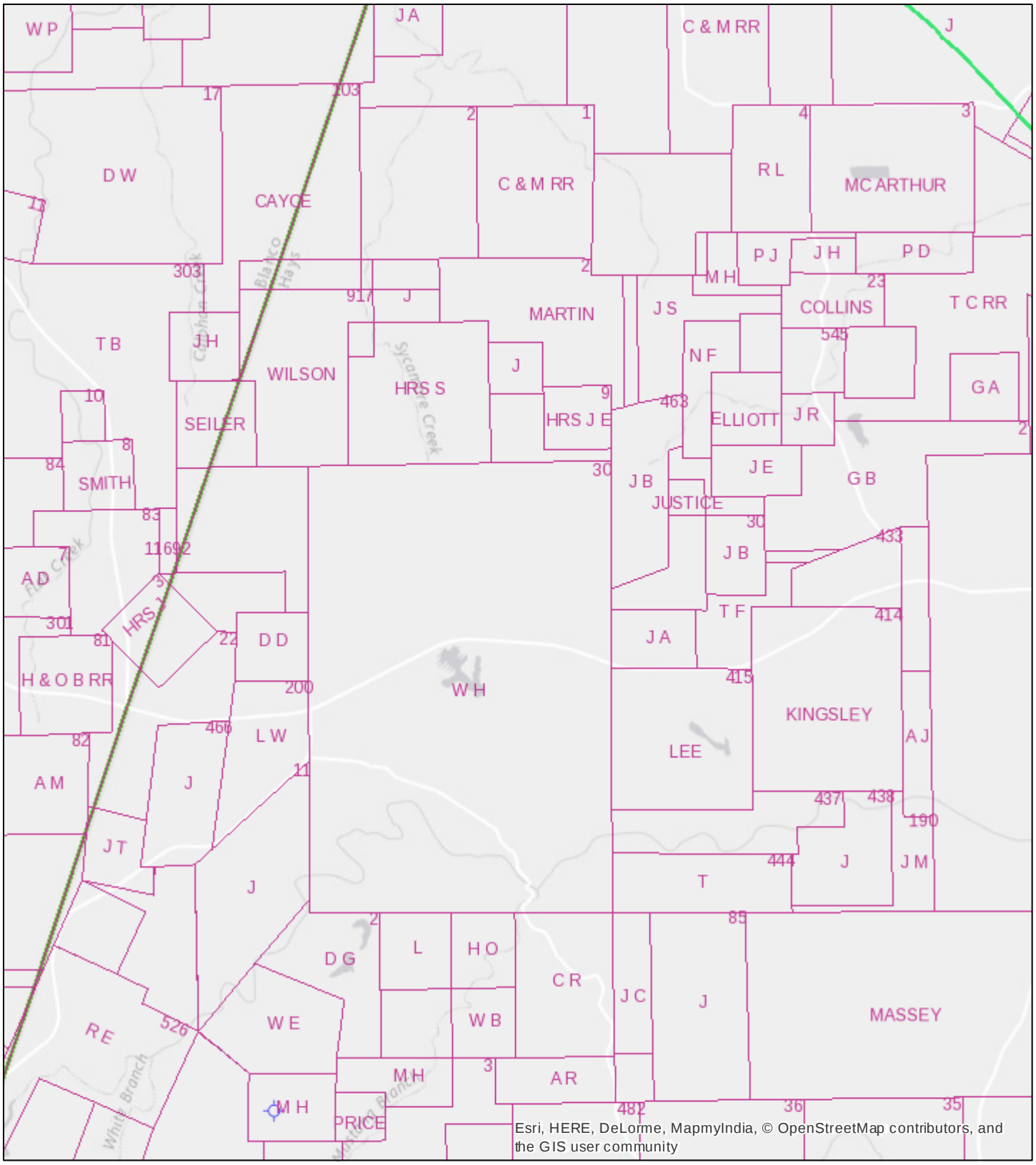
Thank you,

Sheri Gomez
Office Manager
North Hays County Fire/Rescue

SGomez@NorthHaysFire.com
512-894-0704 Office
512-894-0705 Fax

On Mon, Feb 2, 2015 at 12:46 PM, Kent Duran <kentduran@austin.rr.com> wrote:

> Dear Sherry,
>
> I am requesting information regarding any hazardous materials spill incidents, fires, or other events that may have impacted the soils or underlying groundwater on the subject property located at 5820 Highway 290 west of Dripping Springs, Texas. The property is currently occupied by a micro greens farm called Bella Verdi Farms. They grow lettuces and salad greens in large greenhouses.
>
> This request if part of an Environmental Site Assessment conducted by Austin EnviroSolutions on the subject property. If you have any question regarding this request, please contact me at 512-653-6119. Thank you for your time and assistance on this matter.
>
> Please reply so that I know you received this email request.
>
> Have a good day,
>
> **Kent Duran, P.G.**
>
> **Austin EnviroSolutions**
>
> **20802 Oak Ridge**
>
> **Lago Vista, Texas 78645**
>
> **Phone: 512.653.6119**



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

February 2, 2015

1 inch = 6,019 feet

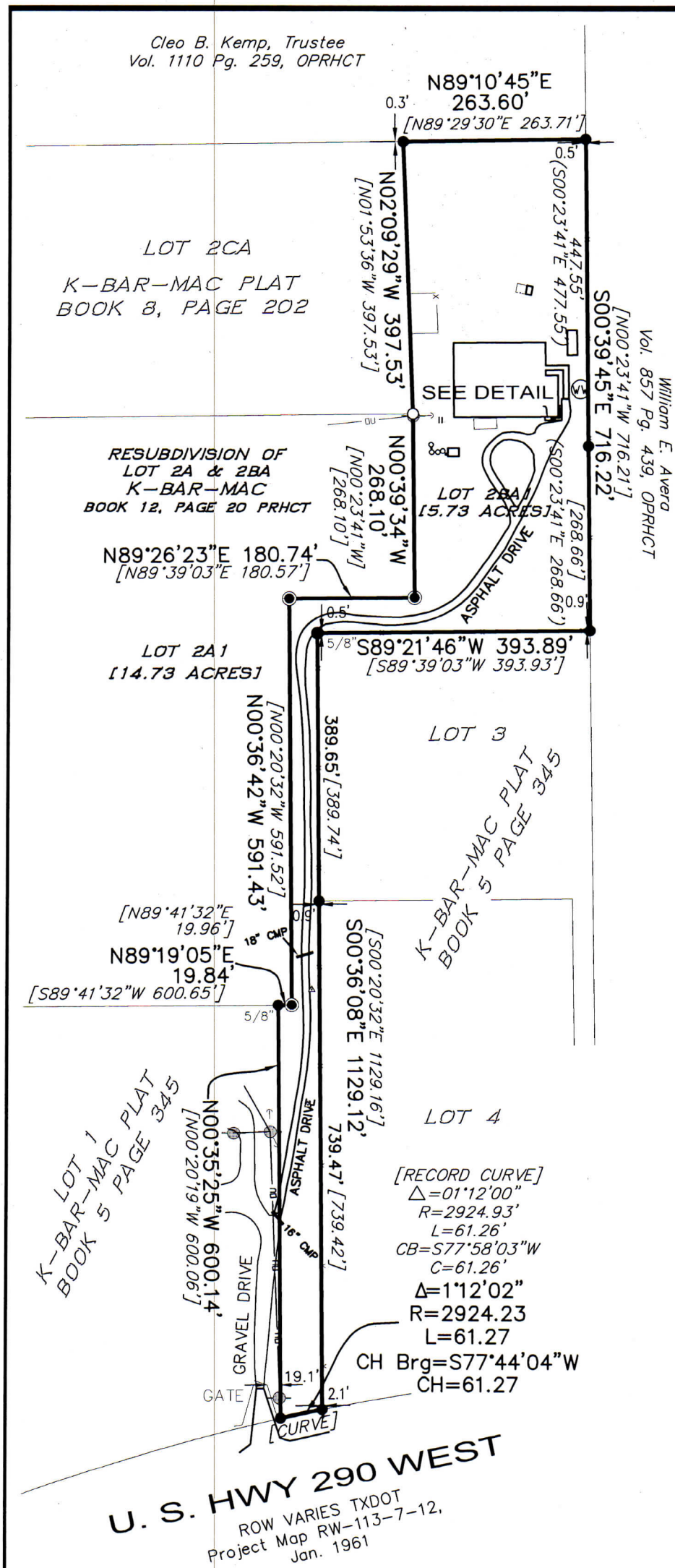
0 0.6 1.2 1.8 2.4
Miles

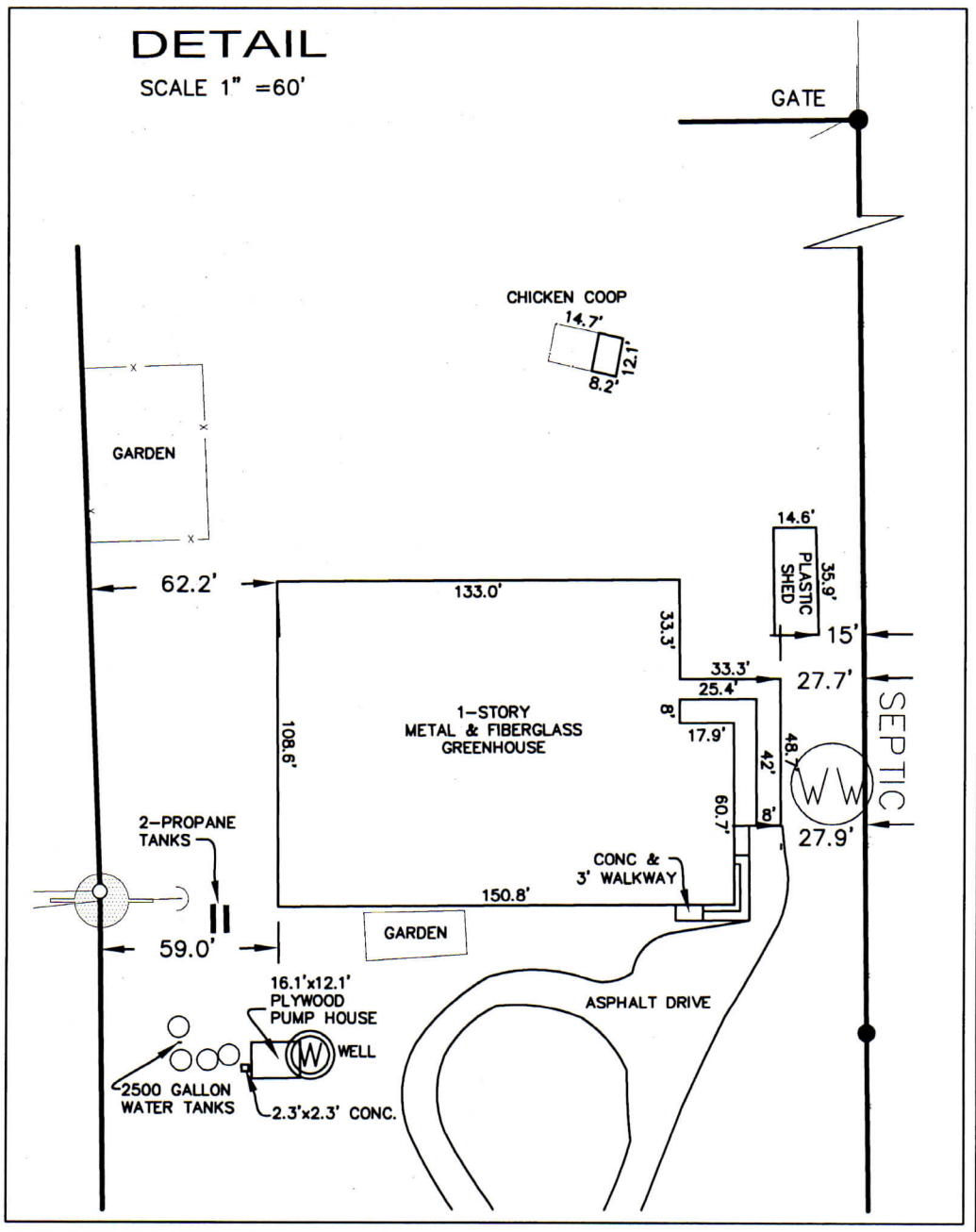
0 3,350 6,700 13,400 20,100 26,800
Feet

N W E S

Source: RRC Public GIS Viewer

NOTICE/DISCLAIMER: Mapping data sets are provided for informational purposes only. These data sets are continuosly being updated and refined. Users are responsible for checking the accuracy, completeness, currency, and/or suitability of these data sets themselves. This is not a survey grade product and should not be used to define or establish survey boundaries.





HAYS COUNTY APPRAISAL DISTRICT ID: R113329
OWNER: BELLA VERDI FARMS, LLC
DARRELL JOSEPH
PO BOX 1204
DRIPPING SPRINGS, TEXAS 78620-1204

SITUS ADDRESS:
5820 WEST US HIGHWAY 290
DRIPPING SPRINGS, TEXAS 78620

THIS SURVEY IS BEING ISSUED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY BE CONDITIONS, COVENANTS, OR RESTRICTIONS, AND/OR EASEMENTS OF RECORD WHICH AFFECT THIS TRACT, NOT RESEARCHED BY THE SURVEYOR.

UTILITY NOTE:
30' PUBLIC UTILITY EASEMENT IS RESERVED ALONG THE ROAD.
PER VOLUME 12, PAGE 20 PRHCT

10' PUBLIC UTILITY EASEMENT ARE RESERVED ALONG ALL OTHER PROPERTY LINES.
PER VOLUME 12, PAGE 20 PRHCT

FLOOD PLAIN NOTE:
(FOR INSURANCE PURPOSES ONLY: NOT FOR CONSTRUCTION, PERMITTING, OR OTHER USES:)
THIS TRACT IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR HAYS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48209C0045 E, DATED FEBRUARY 18, 1998.

STATE OF TEXAS
COUNTY OF HAYS

TO:.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT, AND HEREBY DECLARES THAT ON THE GROUND THERE ARE NO APPARENT OR VISIBLE: DISCREPANCIES, DEED LINE CONFLICTS, OVERLAPPING OF IMPROVEMENTS, UTILITY EASEMENTS, OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJOINS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Bryan D Newsome 30 January, 2015
BRYAN D. NEWSOME DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5657

GRID NORTH: TEXAS COORDINATE SYSTEM OF 1983
SOUTH CENTRAL ZONE (4204), US SURVEY FEET
REF. FRAME: NAD_83(2011)(EPOCH:2010.0000)
CSF:0.99991834
MAPPING ANGLE: 0°23'35" (AVERAGE)
NAVD88 / GEOID 12A

LEGEND

- ● 1/2" IRON ROD FOUND (Unless Otherwise Noted)
- ◉ 5/8" IRON ROD FOUND w/CAP MARKED "STAUDT SURVEYING"
- ○ 1/2" IRON ROD w/ CAP MARKED "STAUDT SURVEYING" SET
- POWER POLE; GUY WIRE
- OU WITH OVERHEAD POWER LINES
- CMP CORRUGATED METAL PIPE
- -X- WIRE FENCE
- RECORD INFORMATION
- ( ) PLAT VOL. 7, PG. 327-328, PRHCT
- [ ] PLAT VOL. 12, PG. 20 PRHCT
- BREAK IN SCALE

STATE OF TEXAS REGISTERED BRYAN D. NEWSOME 5657 PROFESSIONAL LAND SURVEYOR

STAUDT SURVEYING, INC.
Bryan D. Newsome RPLS # 5657
P.O. Box 1273
16746 Fitzhugh Rd., Ste. 102
Dripping Springs, Texas 78620
(512) 858-2236
Firm Reg. # 10091700

200 100 0 200 400
GRAPHIC SCALE IN FEET

LAND TITLE SURVEY
LOT 2BA1
RESUBDIVISION OF LOT 2A & 2BA
K-BAR-MAC
VOLUME 12, PAGE 20
PLAT RECORDS, HAYS COUNTY, TEXAS

Rev:		Date: JANUARY 26, 2015
Dr. By: SAR	Job #:15003 JOSEPH	DWG #: 15003 Title.dwg

Property ID: P117966 For Year

Property Details

Back to Top

Account	
Property ID:	P117966
Legal Description:	PERSONAL PROPERTY-FURN/FIXTURES/EQUIP/VEHICLES
Geographic ID:	13-W100-0000-00115-7
Agent Code:	
Type:	Personal
Location	
Address:	5820 W US 290, DRIPPING SPRINGS, TX 78620
Map ID:	
Neighborhood CD:	
Owner	
Owner ID:	130767
Name:	BELLA VERDI FARMS LLC
Mailing Address:	% DARRELL JOSEPH P O BOX 1204 DRIPPING SPRINGS, TX 78620-1204
% Ownership:	100.0%
Exemptions:	No Exemptions

Property Values

Back to Top

Improvement Homesite Value:	N\A
Improvement Non-Homesite Value:	N\A
Land Homesite Value:	N\A
Land Non-Homesite Value:	N\A
Agricultural Market Valuation:	N\A

Market Value:	N\A
Ag Use Value:	N\A
Appraised Value:	N\A
HS Cap:	N\A
Assessed Value:	N\A

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact Hays Central Appraisal District at (512) 268-2522 to verify all information for accuracy.

Property Taxing Jurisdiction

Back to Top

Entity	Description	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	N\A	N\A
ENR	NORTH HAYS CO ES DIST #1	N\A	N\A
FNW	HAYS CO ES DIST #6	N\A	N\A
GHA	HAYS COUNTY	N\A	N\A
RSP	SPECIAL ROAD	N\A	N\A
SJC	JOHNSON CITY ISD	N\A	N\A

Property Improvement - Building

Back to Top

Property Land

Back to Top

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value

Property Roll Value History

Back to Top

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	N\A	N\A	N\A	N\A	N\A	N\A
2014	$0	$0	$0	$14,500	$0	$14,500
2013	$0	$0	$0	$14,650	$0	$14,650
2012	$0	$0	$0	$7,650	$0	$7,650
2011	$0	$0	$0	$11,000	$0	$11,000
2010	$0	$0	$0	$9,000	$0	$9,000

2009	$0	$0	$0	$9,000	$0	$9,000
2008	$0	$0	$0	$12,000	$0	$12,000
2007	$0	$0	$0	$2,000	$0	$2,000

Property Deed History

Back to Top

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact Hays Central Appraisal District at (512) 268-2522 to verify all information for accuracy.

Property ID: R113329 For Year

Map

DISCLAIMER

Unable to determine the physical location of the property. Please contact Hays Central Appraisal District for more information.

Property Details

Back to Top

Account	
Property ID:	R113329
Legal Description:	K-BAR-MAC, LOT 2BA1, ACRES 5.73
Geographic ID:	11-4480-0000-02BA1-7
Agent Code:	
Type:	Real
Location	
Address:	5820 W US 290, DRIPPING SPRINGS, TX 78620
Map ID:	
Neighborhood CD:	
Owner	
Owner ID:	29095
Name:	BELLA VERDI FARMS LLC
Mailing Address:	% DARRELL JOSEPH P O BOX 1204 DRIPPING SPRINGS, TX 78620-1204
% Ownership:	100.0%
Exemptions:	AG - Agriculture Use

Property Values

Back to Top

Improvement Homesite Value:	N\A

Improvement Non-Homesite Value:	N\A
Land Homesite Value:	N\A
Land Non-Homesite Value:	N\A
Agricultural Market Valuation:	N\A
Market Value:	N\A
Ag Use Value:	N\A
Appraised Value:	N\A
HS Cap:	N\A
Assessed Value:	N\A

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact Hays Central Appraisal District at (512) 268-2522 to verify all information for accuracy.

Property Taxing Jurisdiction

Back to Top

Entity	Description	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	N\A	N\A
ENR	NORTH HAYS CO ES DIST #1	N\A	N\A
FNW	HAYS CO ES DIST #6	N\A	N\A
GHA	HAYS COUNTY	N\A	N\A
RSP	SPECIAL ROAD	N\A	N\A
SJC	JOHNSON CITY ISD	N\A	N\A

Property Improvement - Building

Back to Top

Type: Commercial **State Code:** F1 **Living Area:** 0.00sqft **Value:** N\A

Type	Description	Class CD	Year Built	SQFT
STORAGE-BLD	STORAGE BLD		2004	1,404.00
OFF	Office 100% Of Base		2004	396.00
GRNH	Greenhouse		2004	3,240.00
COOL	Walk In Cooler		2004	80.00

Property Land

Back to Top

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value

Property Roll Value History

Back to Top

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	N\A	N\A	N\A	N\A	N\A	N\A
2014	$127,060	$86,190	$1,990	$213,250	$0	$129,050
2013	$127,060	$86,190	$2,100	$213,250	$0	$129,160
2012	$127,060	$86,190	$2,210	$213,250	$0	$129,270
2011	$127,060	$86,190	$2,380	$213,250	$0	$129,440
2010	$127,060	$86,190	$2,530	$213,250	$0	$129,590
2009	$127,060	$83,180	$2,550	$210,240	$0	$129,610
2008	$127,060	$78,380	$0	$205,440	$0	$205,440
2007	$134,480	$78,500	$0	$212,980	$0	$212,980

Property Deed History

Back to Top

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/30/2003	GWD	General Warranty Deed		BELLA VERDI FARMS LLC	2379/2463	539/178	

DISCLAIMER: Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact Hays Central Appraisal District at (512) 268-2522 to verify all information for accuracy.

STATE OF TEXAS
COUNTY OF HAYS

EASEMENT – LOT 1
K-BAR-MAC

DESCRIPTION

DESCRIPTION OF A 60 FOOT WIDE INGRESS-EGRESS EASEMENT OUT OF LOT 1, K-BAR-MAC, A SUBDIVISION OF RECORD IN VOLUME 5, PAGE 345, OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, CONVEYED TO THE COUNTY OF HAYS, TEXAS, BY DEED OF RECORD IN VOLUME 950, PAGE 399, OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, SAID 60 FOOT WIDE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron rod found in the north right-of-way line of U.S. Highway 290 for he southwest corner of a Lot 2A, K-Bar-Mac, a subdivision of record in Volume 7, Page 327 & 328, of the Plat Records of Hays County, Texas, same being the southeast corner of said Lot 1, and the southeast corner of the herein described easement;

THENCE, with the north right-of-way line of said U.S. Highway 290, a curve to the left having a radius of 2924.93 feet, an arc distance of 61.26, a central angle of 01° 12' 00", and a chord which bears S 77° 56' 03" W, 61.26 feet to a point for the southwest corner of the herein described easement;

THENCE, N 00° 20' 19" W, across said Lot 1, 345.00 feet to a point for the northwest corner of the herein described easement;

THENCE, N 89° 39' 41" E, across said Lot 1, 60.00 feet to a point in the east line of said Lot 1, same being the southerly west line of said Lot 2A, for the northeast corner of the herein described easement;

THENCE, S 00° 20' 19" E, with the common line between said Lot 1 and said Lot 2A, 331.33 feet to the POINT OF BEGINNING.

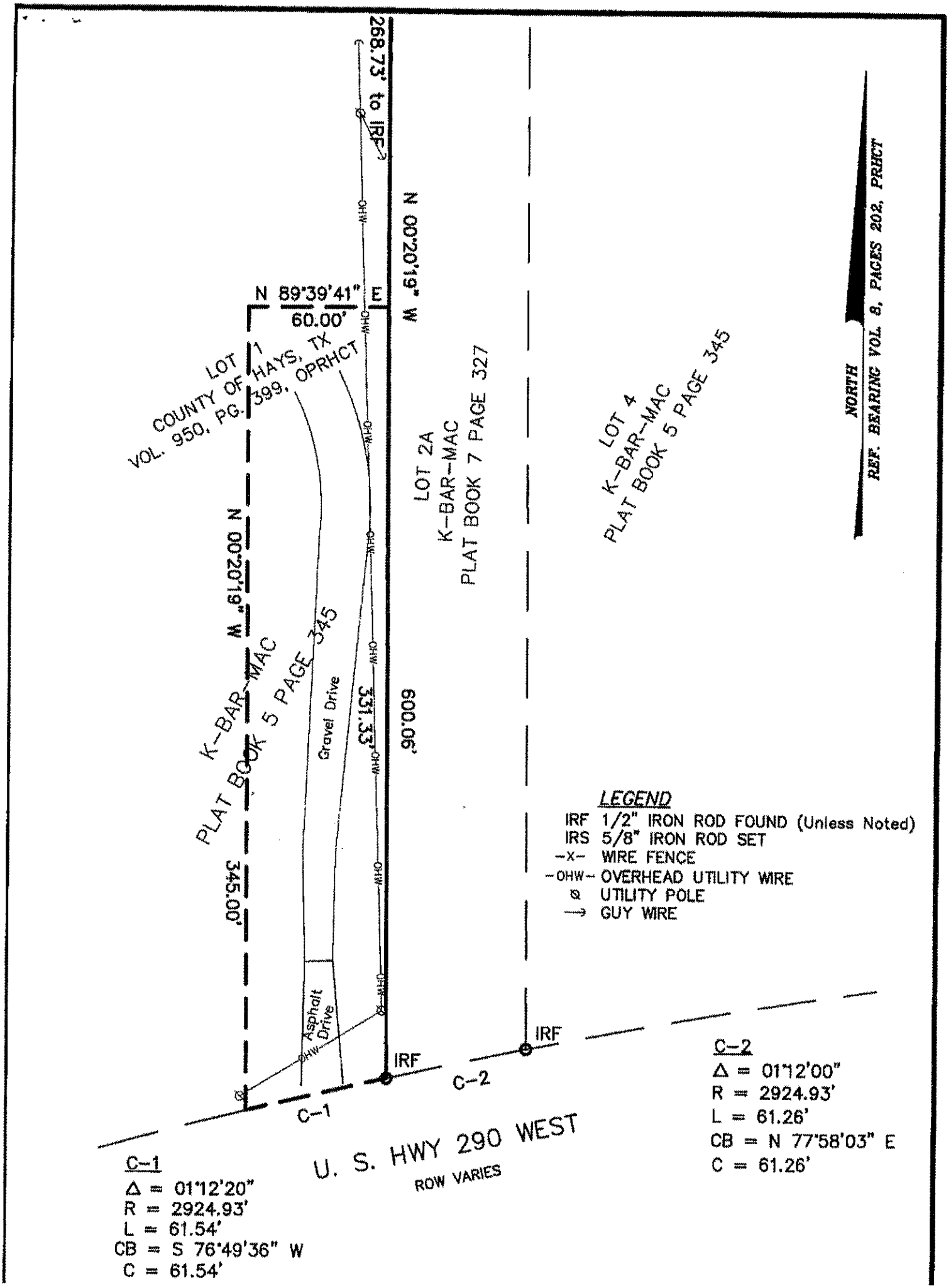
Description accompanied by sketch.
Surveyed by: Staudt Surveying, Inc.
P.O. Box 1273
Dripping Springs, Texas 78620
512-858-2236

STATE OF TEXAS REGISTERED THOMAS E. STAUDT 3984 PROFESSIONAL LAND SURVEYOR

1/30/04

Thomas E. Staudt Registered Professional Land Surveyor No. 3984 Date

Job No. S04007e


268.73' to IRF
N 00°20'19" W
N 89°39'41" E
60.00'
LOT 1
COUNTY OF HAYS, TX
VOL. 950, PG. 399, OPRHCT
LOT 2A
K-BAR-MAC
PLAT BOOK 7 PAGE 327
LOT 4
K-BAR-MAC
PLAT BOOK 5 PAGE 345
NORTH
REF. BEARING VOL. 8, PAGES 202, PRHCT
N 00°20'19" W
K-BAR-MAC
PLAT BOOK 5 PAGE 345
Gravel Drive
331.33'
600.06'
345.00'
Asphalt Drive
IRF
IRF
C-1
C-2
U. S. HWY 290 WEST
ROW VARIES
LEGEND
IRF 1/2" IRON ROD FOUND (Unless Noted)
IRS 5/8" IRON ROD SET
-X- WIRE FENCE
-OHW- OVERHEAD UTILITY WIRE
UTILITY POLE
GUY WIRE
C-1
Δ = 01°12'20"
R = 2924.93'
L = 61.54'
CB = S 76°49'36" W
C = 61.54'
C-2
Δ = 01°12'00"
R = 2924.93'
L = 61.26'
CB = N 77°58'03" E
C = 61.26'

VOL: 12 PG: 70

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That we, David E. Sutherland and Myra L. Sutherland, owners of Lot 2A, K-BAR-MAC, Lots 2A, 2B, and 2C, a subdivision of record in Volume 7, Page 327-328, of the Plat Records of Hays County, Texas, conveyed to us by deed dated March 7, 1997, recorded in Volume 1295, Page 643, of the Official Public Records of Hays County, Texas, DO HEREBY SUBDIVIDE said Lot 2A to be a portion of the subdivison to be known as the Resubdivision of Lot 2A, and Lot 2BA, K-Bar-Mac, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the owners of the property shown hereon, the use of the streets and easements shown hereon.

WITNESS MY HAND, this the 30 day of April, A.D., 2004.

David E. Sutherland
David E. Sutherland
P.O. Box 1250
Dripping Springs, Texas 78620

Myra L. Sutherland
Myra L. Sutherland
P.O. Box 1250
Dripping Springs, Texas 78620

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared David E. Sutherland Myra L. Sutherland, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30th day of April, A.D., 2004.

Tangela C. Lockeby
NOTARY PUBLIC in and for Hays County, Texas

TANGELA C. LOCKEBY
MY COMMISSION EXPIRES
February 10, 2006

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, That, Bella Verde Farms, LLC, a Limited Liability Company organized and existing under the laws of the State of Texas, with its home address at 131 Clubhouse Drive, Austin, Texas, owner of Lot 2BA, of the Amended Plat of Lot 2B and Lot 2C, K-Bar-Mac, a subdivision of record in Volume 8, Page 202, of the Plat Records of Hays County, Texas, as conveyed to it by deed dated December 30, 2003, recorded in Volume 2379, Page 539, of the Official Public Records of Hays County, Texas, DOES HEREBY SUBDIVIDE said Lot 2BA to be a portion of the subdivision to be known as the Resubdivision of Lot 2A and Lot 2BA, K-Bar-Mac, in accordance with the plat shown hereon, subject to any and all easements or restrictions heretofore granted, and do hereby dedicate to the owners of the property shown hereon the use of the streets and easements shown hereon.

IN WITNESS WHEREOF the said Bella Verde Farms, LLC, has caused these presents to be executed by its President, Darrell Joseph, thereunto duly authorized,

Darrell Joseph
Darrell Joseph

STATE OF TEXAS
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared Darrell Joseph, known to me to be the person whose name is subscribed to the foregoing instrument as President of Bella Verde Farms, LLC, and acknowledged to me that he executed the same in such capacity as the act and deed of said Limited Liability Company for the purposes and consdierations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of April, A.D., 2004.

Georgia Johnson
Notary Public in and for Hays County, Texas

GEORGIA JOHNSON
MY COMMISSION EXPIRES
May 20, 2006

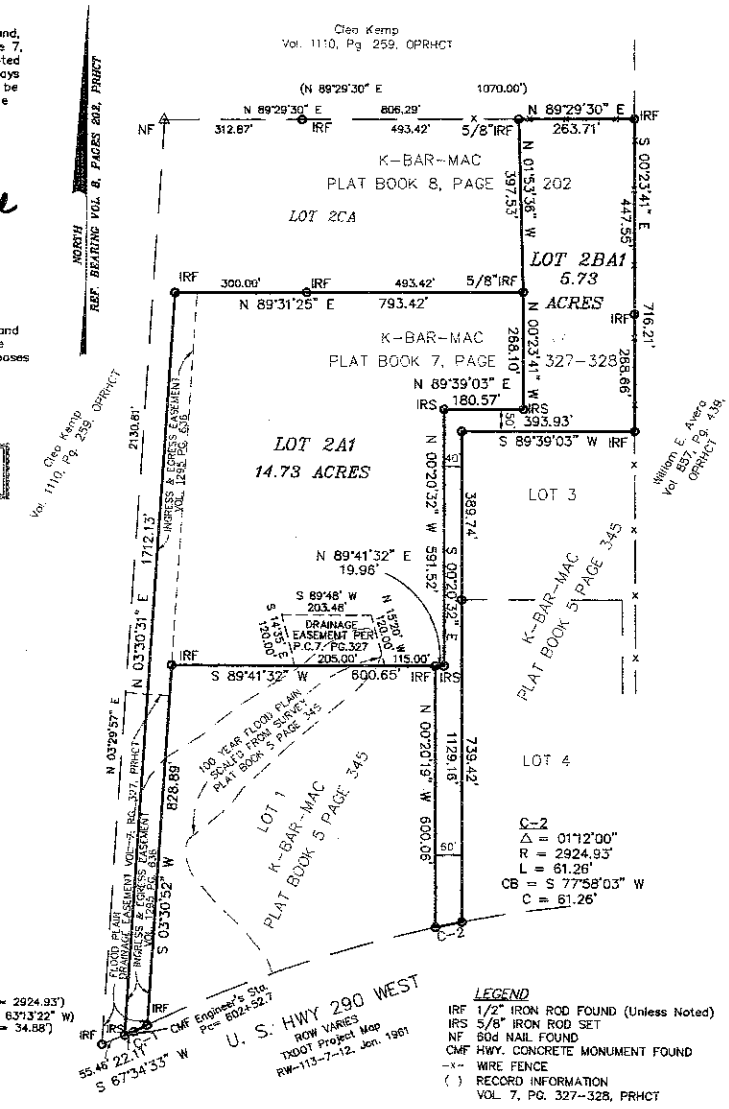
STATE OF TEXAS
COUNTY OF HAYS

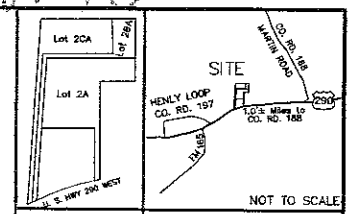
I, Lee Carlisle, County Clerk of Hays County, Texas, do hereby certify that on the 30th day of April, A.D., 2004, the Commissioner's Court of Hays County, Texas, passed an order authorizing the filing for record of this plat, and said order has been duly entered in the minutes of the said court Book 5, Page 445.

WITNESS MY HAND AND SEAL OF OFFICE this the 30th day of April, A.D., 2004.

Jim Powers
County Judge
Hays County, Texas

Lee Carlisle
Lee Carlisle
County Clerk
Hays County, Texas





PLAT INFORMATION
Total Area: 20.46 Acres
Total Number of Lots: 2
Number of Residential Lots: 1
Number of Commercial Lots: 1
Average Size of Lots:
Number of Lots Over 10 Acres: 1
Number of Lots 5-10 Acres: 1

UTILITY INFORMATION
Water: Individual water wells
Sewer: Individual on-site sewage facilities
Electricity: Pedernales Electric Cooperative, Inc.
Telephone: Verizon

UTILITY NOTE
A 30' Public Utility Easement is reserved along the road and 10' Public Utility Easements are reserved along all other property lines.

E.T.J. NOTE
No portion of this subdivision lies within the boundaries of any municipality's corporate city limits or extra territorial jurisdiction.

EDWARDS AQUIFER NOTE
No portion of this subdivision lies within the Edwards Aquifer Recharge Zone. This subdivision does lie within the boundaries of the Contributing Zone of the Barton Springs Segment of the Edwards Aquifer.

SCHOOL DISTRICT
This subdivision lies within the Johnson City Independent School District.

DRIVEWAY PERMIT NOTE
"In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed on any lot within this subdivision shall be permitted to access onto a publicly dedicated roadway unless (a) a Driveway Permit has been issued by the Road Department of Hays County and (b) the driveway satisfies the minimum spacing requirement for driveways set forth in Section 7.4 and 7.5 of the Hays County Subdivision Regulations."

MINIMUM DRIVEWAY CULVERT SIZE
When required, lots shall have a minimum driveway culvert size of 18".

FLOOD PLAIN NOTE
A Portion of this property is located in a Special Flood Hazard Area (Zone A – 100 Year Flood Plain) as identified by the Federal Emergency Management Agency Flood Insurance Rate Map, Number 48209C0050 E, Dated February 18, 1998. The 100-Year Flood Plain Area is contained within the Drainage Easement, as per subdivision plat, K-BAR-MAC, Lots 2A, 2B, and 2C, recorded in the Plat Records of Hays County, Texas, Volume 7, Page 328.

STATE OF TEXAS
COUNTY OF HAYS

I, Lee Carlisle, County Clerk of Hays County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 30th day of April, A.D., 2004, at 3:33 o'clock pm., in the Plat Records of Hays County, Texas, in Book 12, Page 70.

WITNESS MY HAND AND SEAL OF OFFICE this the 30th day of April, A.D., 2004.

Lee Carlisle
Lee Carlisle
County Clerk
Hays County, Texas

LEGEND
IRF 1/2" IRON ROD FOUND (Unless Noted)
IRS 5/8" IRON ROD SET
NF 60d NAIL FOUND
CMF HWY. CONCRETE MONUMENT FOUND
-x- WIRE FENCE
( ) RECORD INFORMATION
VOL. 7, PG. 327-328, PRHCT

SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system. Due to declining water supplies and diminishing water quality, prospective property owners are cautioned by Hays County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.

No structure in this subdivision shall be occupied until connected to a public sewer system or to an on-site wastewater system which has been approved and permitted by Hays County Environmental Health.

No construction or other development within this subdivision may begin until all Hays County Development Permit requirements have been met.

Allen G. Walther, Director
Hays County Environmental Health
Hays County Floodplain Administrator

5-5-04
Date

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas E. Staudt, a REGISTERED PROFESSIONAL LAND SURVEYOR in the State of Texas, do hereby certify that this plat complies with the survey related requirements of the Hays County Subdivision Specifications and further certify that this plat is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were properly placed under my supervision.

Thomas E. Staudt
Thomas E. Staudt
Registered Professional Land Surveyor No. 3984

1/30/04
Date

STATE OF TEXAS
REGISTERED
THOMAS E. STAUDT
3984
PROFESSIONAL
LAND SURVEYOR

STAUDT SURVEYING, INC.
Thomas E. Staudt
RPLS # 3984
P.O. Box 1273
Dripping Springs, Texas 78620
(512)858-2236

200 100 0 200 400
GRAPHIC SCALE IN FEET

RESUBDIVISION OF
LOT 2A & LOT 2BA
K-BAR-MAC
HAYS COUNTY, TEXAS

Rev:		Date: JANUARY 2004
Dr. By: TES	Job #: S04007	DWG # S04007D

PHOTOGRAPHIC MYLAR

Notes for
County Lists of Texas' Special Species

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

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

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

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

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

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

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

Status Key:

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

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

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

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

HAYS COUNTY

AMPHIBIANS

		Federal Status	State Status
Barton Springs salamander	*Eurycea sosorum*	LE	E

dependent upon water flow/quality from the Barton Springs pool of the Edwards Aquifer; known from the outlets of Barton Springs and subterranean water-filled caverns; found under rocks, in gravel, or among aquatic vascular plants and algae, as available; feeds primarily on amphipods

Blanco blind salamander	*Eurycea robusta*		T

troglobitic; water-filled subterranean caverns; may inhabit deep levels of the Balcones aquifer to the north and east of the Blanco River

Blanco River springs salamander	*Eurycea pterophila*		

subaquatic; springs and caves in the Blanco River drainage

San Marcos salamander	*Eurycea nana*	LT	T

headwaters of the San Marcos River downstream to ca. ½ mile past IH-35; water over gravelly substrate characterized by dense mats of algae (Lyng bya) and aquatic moss (Leptodictym riparium), and water temperatures of 21-22 O C; diet includes amphipods, midge larve, and aquatic snails

Texas blind salamander	*Eurycea rathbuni*	LE	E

troglobitic; water-filled subterranean caverns along a six mile stretch of the San Marcos Spring Fault, in the vicinity of San Marcos; eats small invertebrates, including snails, copepods, amphipods, and shrimp

ARACHNIDS

		Federal Status	State Status
Bandit Cave spider	*Cicurina bandida*		

very small, subterrestrial, subterranean obligate

BIRDS

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

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

Arctic Peregrine Falcon	*Falco peregrinus tundrius*	DL	

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

Bald Eagle	*Haliaeetus leucocephalus*	DL	T

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

HAYS COUNTY

BIRDS

		Federal Status	State Status
Black-capped Vireo	*Vireo atricapilla*	LE	E

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

Golden-cheeked Warbler	*Setophaga chrysoparia*	LE	E

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

Mountain Plover *Charadrius montanus*

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

Peregrine Falcon	*Falco peregrinus*	DL	T

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

Sprague's Pipit	*Anthus spragueii*	C	

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

Western Burrowing Owl *Athene cunicularia hypugaea*

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

Whooping Crane	*Grus americana*	LE	E

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

Zone-tailed Hawk	*Buteo albonotatus*		T

arid open country, including open deciduous or pine-oak woodland, mesa or mountain county, often near watercourses, and wooded canyons and tree-lined rivers along middle-slopes of desert mountains; nests in various habitats and sites, ranging from small trees in lower desert, giant cottonwoods in riparian areas, to mature conifers in high mountain regions

HAYS COUNTY

CRUSTACEANS

		Federal Status	State Status
A cave obligate crustaean	*Monodella texana*		
subaquatic, subterranean obligate; underground freshwater aquifers			
Balcones Cave amphipod	*Stygobromus balconis*		
subaquatic, subterranean obligate amphipod			
Ezell's cave amphipod	*Stygobromus flagellatus*		
known only from artesian wells			
Texas cave shrimp	*Palaemonetes antrorum*		
subterranean sluggish streams and pools			
Texas troglobitic water slater	*Lirceolus smithii*		
subaquatic, subterranean obligate, aquifer			

FISHES

		Federal Status	State Status
Fountain darter	*Etheostoma fonticola*	LE	E
known only from the San Marcos and Comal rivers; springs and spring-fed streams in dense beds of aquatic plants growing close to bottom, which is normally mucky; feeding mostly diurnal; spawns year-round with August and late winter to early spring peaks			
Guadalupe bass	*Micropterus treculii*		
endemic to perennial streams of the Edward's Plateau region; introduced in Nueces River system			
Guadalupe darter	*Percina sciera apristis*		
Guadalupe River basin; most common over gravel or gravel and sand raceways of large streams and rivers			
Ironcolor shiner	*Notropis chalybaeus*		
Big Cypress Bayou and Sabine River basins; spawns April-September, eggs sink to bottom of pool; pools and slow runs of low gradient small acidic streams with sandy substrate and clear well vegetated water; feeds mainly on small insects, ingested plant material not digested			
San Marcos gambusia	*Gambusia georgei*	LE	E
extinct; endemic; formerly known from upper San Marcos River; restricted to shallow, quiet, mud-bottomed shoreline areas without dense vegetation in thermally constant main channel			

INSECTS

		Federal Status	State Status
Comal Springs dryopid beetle	*Stygoparnus comalensis*	LE	E
dryopids usually cling to objects in a stream; dryopids are sometimes found crawling on stream bottoms or along shores; adults may leave the stream and fly about, especially at night; most dryopid larvae are vermiform and live in soil or decaying wood			
Comal Springs riffle beetle	*Heterelmis comalensis*	LE	E
Comal and San Marcos Springs			

HAYS COUNTY

INSECTS

Federal Status State Status

Edwards Aquifer diving beetle *Haideoporus texanus*

habitat poorly known; known from an artesian well in Hays County

Flint's net-spinning caddisfly *Cheumatopsyche flinti*

very poorly known species with habitat description limited to 'a spring'

Leonora's dancer damselfly *Argia leonorae*

south central and western Texas; small streams and seepages

Rawson's metalmark *Calephelis rawsoni*

moist areas in shaded limestone outcrops in central Texas, desert scrub or oak woodland in foothills, or along rivers elsehwere; larval hosts are Eupatorium havanense, E. greggii.

San Marcos saddle-case caddisfly *Protoptila arca*

known from an artesian well in Hays County; locally very abundant; swift, well-oxygenated warm water about 1-2 m deep; larvae and pupal cases abundant on rocks

Texas austrotinodes caddisfly *Austrotinodes texensis*

appears endemic to the karst springs and spring runs of the Edwards Plateau region; flow in type locality swift but may drop significantly during periods of little drought; substrate coarse and ranges from cobble and gravel to limestone bedrock; many limestone outcroppings also found along the streams

MAMMALS

Federal Status State Status

Cave myotis bat *Myotis velifer*

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

Plains spotted skunk *Spilogale putorius interrupta*

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

Red wolf *Canis rufus* LE E

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

MOLLUSKS

Federal Status State Status

Creeper (squawfoot) *Strophitus undulatus*

small to large streams, prefers gravel or gravel and mud in flowing water; Colorado, Guadalupe, San Antonio, Neches (historic), and Trinity (historic) River basins

HAYS COUNTY

MOLLUSKS

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

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

Golden orb	*Quadrula aurea*	C	T

sand and gravel in some locations and mud at others; found in lentic and lotic; Guadalupe, San Antonio, Lower San Marcos, and Nueces River basins

Texas fatmucket	*Lampsilis bracteata*	C	T

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

Texas pimpleback	*Quadrula petrina*	C	T

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

REPTILES

		Federal Status	State Status
Cagle's map turtle	*Graptemys caglei*		T

endemic; Guadalupe River System; shallow water with swift to moderate flow and gravel or cobble bottom, connected by deeper pools with a slower flow rate and a silt or mud bottom; gravel bar riffles and transition areas between riffles and pools especially important in providing insect prey items; nests on gently sloping sand banks within ca. 30 feet of water's edge

Spot-tailed earless lizard *Holbrookia lacerata*

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

Texas garter snake *Thamnophis sirtalis annectens*

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

Texas horned lizard	*Phrynosoma cornutum*		T

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

PLANTS

		Federal Status	State Status
Bracted twistflower	*Streptanthus bracteatus*	C	

Texas endemic; shallow, well-drained gravelly clays and clay loams over limestone in oak juniper woodlands and associated openings, on steep to moderate slopes and in canyon bottoms; several known soils include Tarrant, Brackett, or Speck over Edwards, Glen Rose, and Walnut geologic formations; populations fluctuate widely from year to year, depending on winter rainfall; flowering mid April-late May, fruit matures and foliage withers by early summer

HAYS COUNTY

PLANTS

		Federal Status	State Status
Hill Country wild-mercury	*Argythamnia aphoroides*		

Texas endemic; mostly in bluestem-grama grasslands associated with plateau live oak woodlands on shallow to moderately deep clays and clay loams over limestone on rolling uplands, also in partial shade of oak-juniper woodlands in gravelly soils on rocky limestone slopes; flowering April-May with fruit persisting until midsummer

Texas wild-rice	*Zizania texana*	LE	E

Texas endemic; spring-fed river, in clear, cool, swift water mostly less than 1 m deep, with coarse sandy soils rather than finer clays; flowering year-round, peaking March-June

Warnock's coral-root	*Hexalectris warnockii*		

in leaf litter and humus in oak-juniper woodlands on shaded slopes and intermittent, rocky creekbeds in canyons; in the Trans Pecos in oak-pinyon-juniper woodlands in higher mesic canyons (to 2000 m [6550 ft]), primarily on igneous substrates; in Terrell County under Quercus fusiformis mottes on terrraces of spring-fed perennial streams, draining an otherwise rather xeric limestone landscape; on the Callahan Divide (Taylor County), the White Rock Escarpment (Dallas County), and the Edwards Plateau in oak-juniper woodlands on limestone slopes; in Gillespie County on igneous substrates of the Llano Uplift; flowering June-September; individual plants do not usually bloom in successive years

GeoSearch

On time. On target. In touch.™

Radius Report

Satellite view

Target Property:

Bella Verdi Farms

5820 W HIGHWAY 290

DRIPPING SPRINGS, Hays County, Texas 78620

Prepared For:

Austin EnviroSolutions

Order #: 45785

Job #: 100044

Project #: 726

Date: 01/23/2015

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Unlocatable Report . . . . . See Attachment

Zip Report . . . . . See Attachment

Disclaimer

This report was designed by GeoSearch to meet or exceed the records search requirements of the All Appropriate Inquires 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

Bella Verdi Farms
5820 W HIGHWAY 290
DRIPPING SPRINGS, Hays County, Texas 78620

USGS Quadrangle: ***Henly, TX***
Target Property Geometry: ***Point***

Target Property Longitude(s)/Latitude(s):
(-98.197367, 30.201817)

County/Parish Covered:
Hays (TX)

Zipcode(s) Covered:
Dripping Springs TX: 78620

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).

Your site is located within Hays County, which is known to contain karst habitat. Please contact Julie Wicker at julie.wicker@tpwd.state.tx.us or 512-389-4579 for more information regarding the possibility of additional requirements for your project.

This report may have unlocatable records. Please see the Unlocatables Report, attached to this file.

Database Findings Summary

FEDERAL LISTING

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
CLANDESTINE DRUG LABORATORY LOCATIONS	CDL	0	0	TP/AP
EPA DOCKET DATA	DOCKETS	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	EC	0	0	TP/AP
EMERGENCY RESPONSE NOTIFICATION SYSTEM	ERNSTX	0	0	TP/AP
FACILITY REGISTRY SYSTEM	FRSTX	0	0	TP/AP
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
LAND USE CONTROL INFORMATION SYSTEM	LUCIS	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	MLTS	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	NPDESR06	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	PADS	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	PCSR06	0	0	TP/AP
RCRA SITES WITH CONTROLS	RCRASC	0	0	TP/AP
CERCLIS LIENS	SFLIENS	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	SSTS	0	0	TP/AP
TOXICS RELEASE INVENTORY	TRI	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	TSCA	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
HISTORICAL GAS STATIONS	HISTPST	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	BF	0	0	0.5000
COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION & LIABILITY INFORMATION SYSTEM	CERCLIS	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	DNPL	0	0	0.5000
NO FURTHER REMEDIAL ACTION PLANNED SITES	NFRAP	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	NLRRCRAT	0	0	0.5000
OPEN DUMP INVENTORY	ODI	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - TREATMENT, STORAGE & DISPOSAL FACILITIES	RCRAT	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	DOD	0	0	1.0000
FORMERLY USED DEFENSE SITES	FUDS	0	0	1.0000

Database Findings Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	NLRRCRAC	0	0	1.0000
NATIONAL PRIORITIES LIST	NPL	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
RECORD OF DECISION SYSTEM	RODS	0	0	1.0000

SUB-TOTAL		0	0	

Database Findings Summary

STATE (TX) LISTING

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
GROUNDWATER CONTAMINATION CASES	GWCC	0	0	TP/AP
HISTORIC GROUNDWATER CONTAMINATION CASES	HISTGWCC	0	0	TP/AP
TCEQ LIENS	LIENS	0	0	TP/AP
MUNICIPAL SETTING DESIGNATIONS	MSD	0	0	TP/AP
NOTICE OF VIOLATIONS	NOV	0	0	TP/AP
STATE INSTITUTIONAL/ENGINEERING CONTROL SITES	SIEC01	0	0	TP/AP
SPILLS LISTING	SPILLS	0	1	TP/AP
TIER I I CHEMICAL REPORTING PROGRAM FACILITIES	TIERII	0	0	TP/AP
DRY CLEANER REGISTRATION DATABASE	DCR	0	0	0.2500
INDUSTRIAL AND HAZARDOUS WASTE SITES	IHW	0	1	0.2500
PERMITTED INDUSTRIAL HAZARDOUS WASTE SITES	PIHW	0	0	0.2500
PETROLEUM STORAGE TANKS	PST	0	0	0.2500
AFFECTED PROPERTY ASSESSMENT REPORTS	APAR	0	0	0.5000
BROWNFIELDS SITE ASSESSMENTS	BSA	0	0	0.5000
CLOSED & ABANDONED LANDFILL INVENTORY	CALF	0	0	0.5000
DRY CLEANER REMEDIATION PROGRAM SITES	DCRPS	0	0	0.5000
INNOCENT OWNER / OPERATOR DATABASE	IOP	0	0	0.5000
LEAKING PETROLEUM STORAGE TANKS	LPST	0	0	0.5000
MUNICIPAL SOLID WASTE LANDFILL SITES	MSWLF	0	0	0.5000
RAILROAD COMMISSION VCP AND BROWNFIELD SITES	RRCVCP	0	0	0.5000
RADIOACTIVE WASTE SITES	RWS	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM SITES	VCP	0	0	0.5000
RECYCLING FACILITIES	WMRF	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	2	

Database Findings Summary

LOCAL LISTING

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

SUB-TOTAL		0	0	

Database Findings Summary

TRIBAL LISTING

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
INDIAN RESERVATIONS	INDIANRES	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		0	2	

Locatable Database Findings

FEDERAL LISTING

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		NS	NS	NS	NS	NS	0
BRS	0.0200		NS	NS	NS	NS	NS	0
CDL	0.0200		NS	NS	NS	NS	NS	0
DOCKETS	0.0200		NS	NS	NS	NS	NS	0
EC	0.0200		NS	NS	NS	NS	NS	0
ERNSTX	0.0200		NS	NS	NS	NS	NS	0
FRSTX	0.0200		NS	NS	NS	NS	NS	0
HMIRSR06	0.0200		NS	NS	NS	NS	NS	0
ICIS	0.0200		NS	NS	NS	NS	NS	0
ICISNPDES	0.0200		NS	NS	NS	NS	NS	0
LUCIS	0.0200		NS	NS	NS	NS	NS	0
MLTS	0.0200		NS	NS	NS	NS	NS	0
NPDESR06	0.0200		NS	NS	NS	NS	NS	0
PADS	0.0200		NS	NS	NS	NS	NS	0
PCSR06	0.0200		NS	NS	NS	NS	NS	0
RCRASC	0.0200		NS	NS	NS	NS	NS	0
SFLIENS	0.0200		NS	NS	NS	NS	NS	0
SSTS	0.0200		NS	NS	NS	NS	NS	0
TRI	0.0200		NS	NS	NS	NS	NS	0
TSCA	0.0200		NS	NS	NS	NS	NS	0
NLRRCRAG	0.1250		0	NS	NS	NS	NS	0
RCRAGR06	0.1250		0	NS	NS	NS	NS	0
HISTPST	0.2500		0	0	NS	NS	NS	0
BF	0.5000		0	0	0	NS	NS	0
CERCLIS	0.5000		0	0	0	NS	NS	0
DNPL	0.5000		0	0	0	NS	NS	0
NFRAP	0.5000		0	0	0	NS	NS	0
NLRRCRAT	0.5000		0	0	0	NS	NS	0
ODI	0.5000		0	0	0	NS	NS	0
RCRAT	0.5000		0	0	0	NS	NS	0
DOD	1.0000		0	0	0	0	NS	0
FUDS	1.0000		0	0	0	0	NS	0
NLRRCRAC	1.0000		0	0	0	0	NS	0
NPL	1.0000		0	0	0	0	NS	0
PNPL	1.0000		0	0	0	0	NS	0
RCRAC	1.0000		0	0	0	0	NS	0

Locatable Database Findings

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
RODS	1.0000		0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

Locatable Database Findings

STATE (TX) LISTING

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		NS	NS	NS	NS	NS	0
HISTGWCC	0.0200		NS	NS	NS	NS	NS	0
LIENS	0.0200		NS	NS	NS	NS	NS	0
MSD	0.0200		NS	NS	NS	NS	NS	0
NOV	0.0200		NS	NS	NS	NS	NS	0
SIEC01	0.0200		NS	NS	NS	NS	NS	0
SPILLS	0.0200		NS	NS	NS	NS	NS	0
TIERII	0.0200		NS	NS	NS	NS	NS	0
DCR	0.2500		0	0	NS	NS	NS	0
IHW	0.2500		0	0	NS	NS	NS	0
PIHW	0.2500		0	0	NS	NS	NS	0
PST	0.2500		0	0	NS	NS	NS	0
APAR	0.5000		0	0	0	NS	NS	0
BSA	0.5000		0	0	0	NS	NS	0
CALF	0.5000		0	0	0	NS	NS	0
DCRPS	0.5000		0	0	0	NS	NS	0
IOP	0.5000		0	0	0	NS	NS	0
LPST	0.5000		0	0	0	NS	NS	0
MSWLF	0.5000		0	0	0	NS	NS	0
RRCVCP	0.5000		0	0	0	NS	NS	0
RWS	0.5000		0	0	0	NS	NS	0
VCP	0.5000		0	0	0	NS	NS	0
WMRF	0.5000		0	0	0	NS	NS	0
IHWCA	1.0000		0	0	0	0	NS	0
SF	1.0000		0	0	0	0	NS	0
SUB-TOTAL			0	0	0	0	0	0

Locatable Database Findings

LOCAL LISTING

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

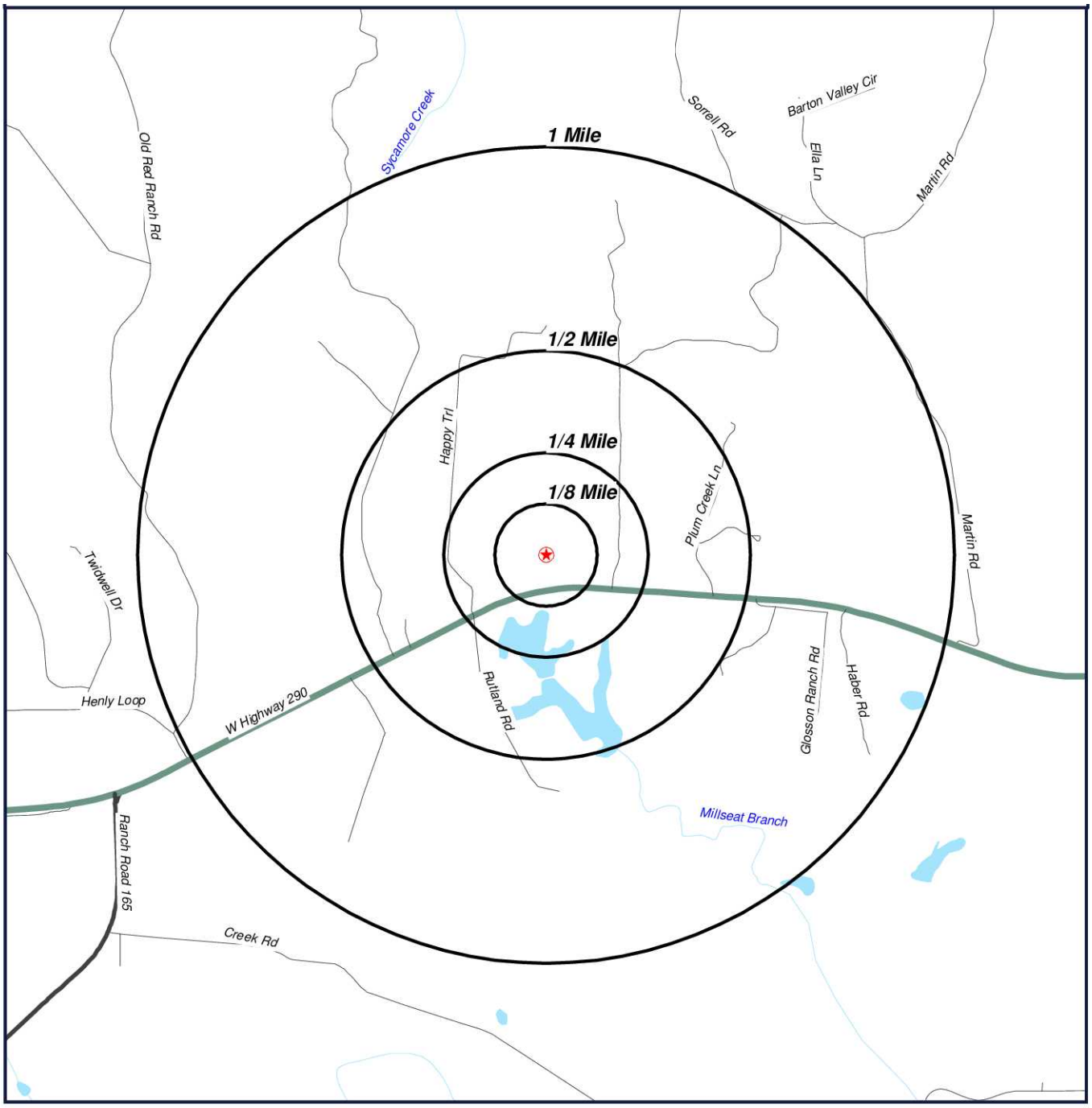
Locatable Database Findings

TRIBAL LISTING

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	NS	NS	NS	0
LUSTR06	0.5000		0	0	0	NS	NS	0
ODINDIAN	0.5000		0	0	0	NS	NS	0
INDIANRES	1.0000		0	0	0	0	NS	0
SUB-TOTAL			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)

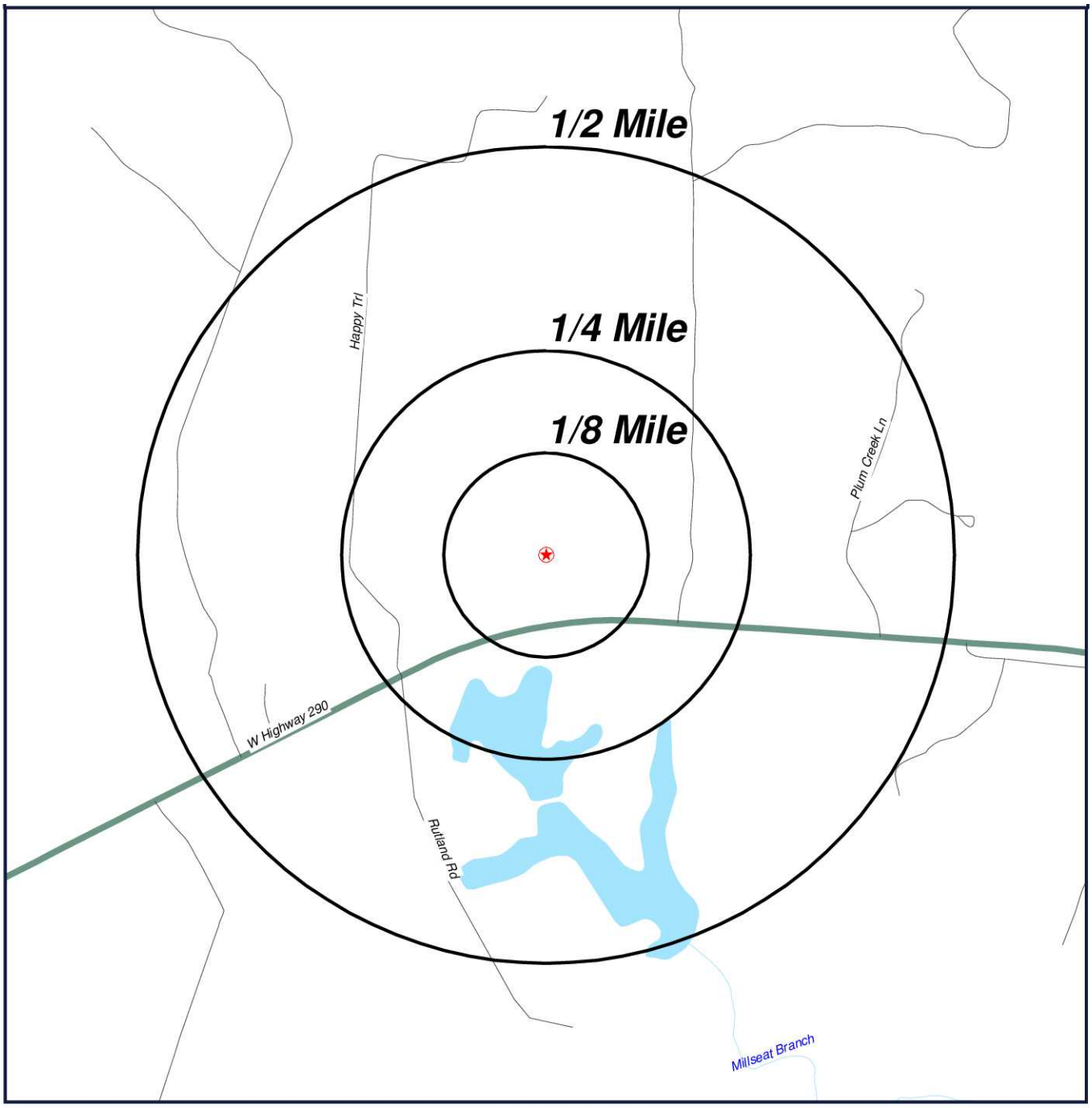
Bella Verdi Farms
5820 W HIGHWAY 290
DRIPPING SPRINGS, Texas
78620

N
W E
S

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

Click here to access Satellite view

Radius Map 2



Target Property (TP)

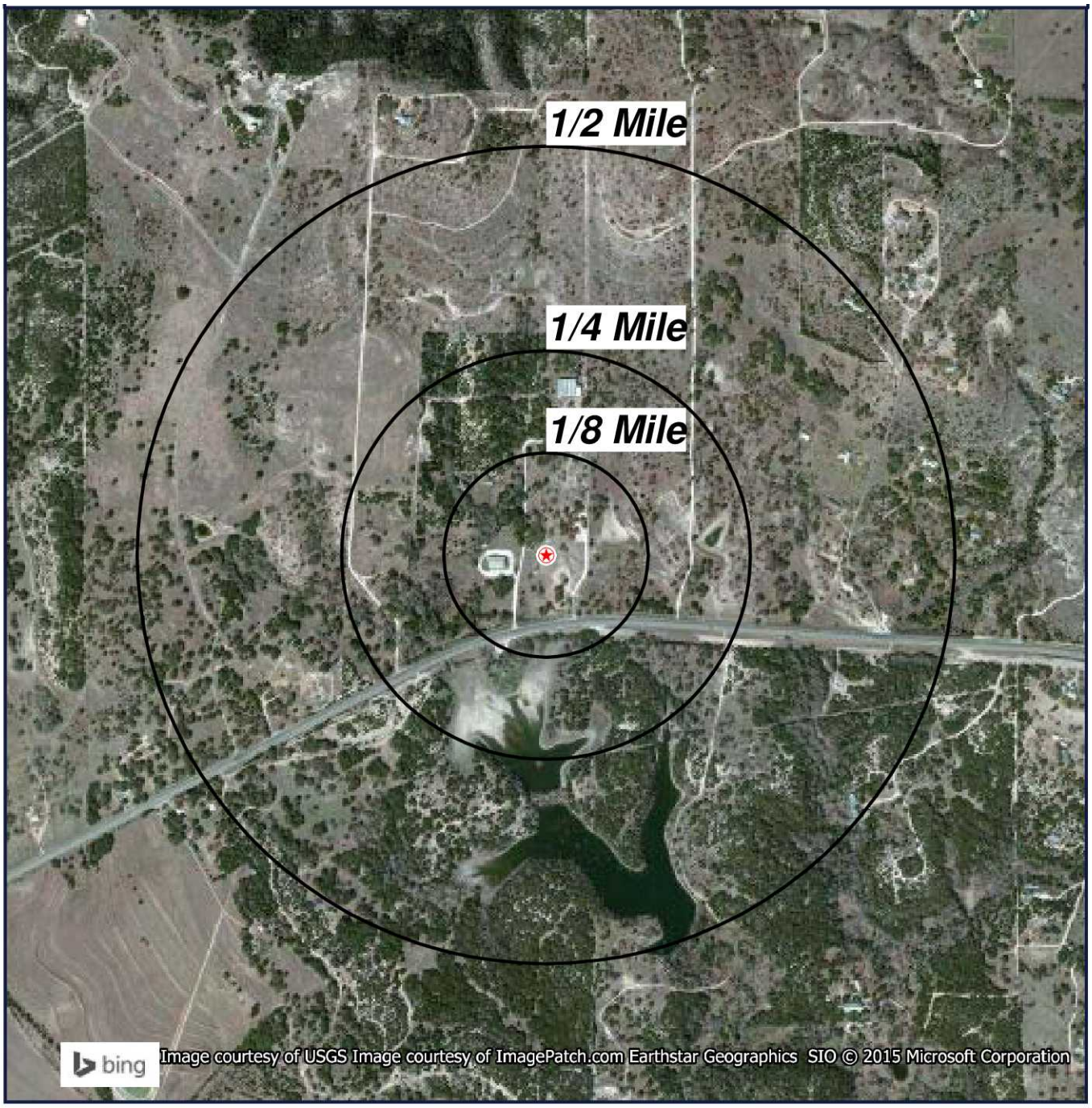
Bella Verdi Farms
5820 W HIGHWAY 290
DRIPPING SPRINGS, Texas
78620

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

Click here to access Satellite view

Ortho Map



Target Property (TP)

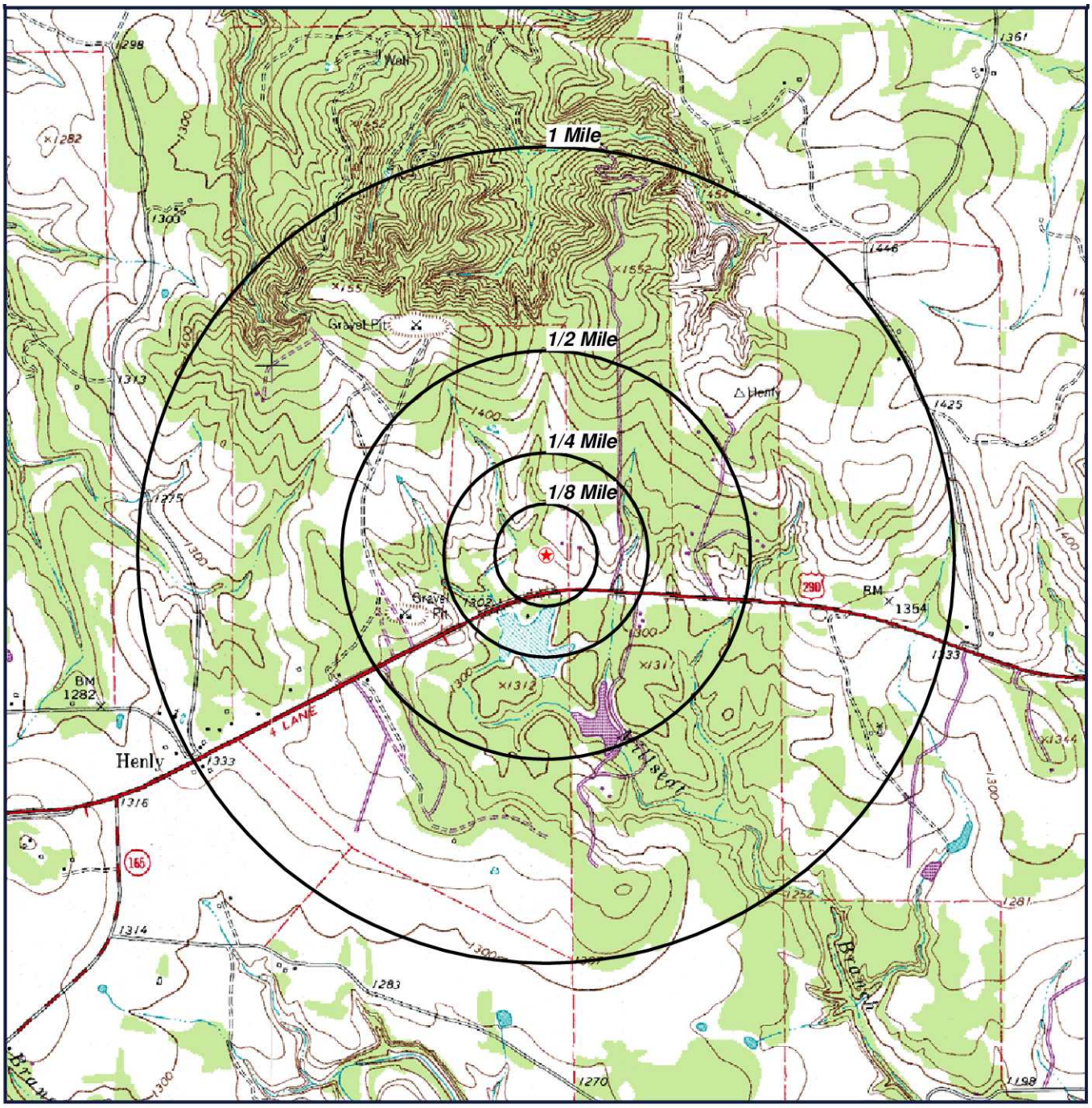
Quadrangle(s): Henly
Bella Verdi Farms
5820 W HIGHWAY 290
DRIPPING SPRINGS, Texas
78620

N
W E
S

0' 500' 1000' 1500'
SCALE: 1" = 1000'

Click here to access Satellite view

Topographic Map



Target Property (TP)

Quadrangle(s): Henly
Source: USGS, 1986
Bella Verdi Farms
5820 W HIGHWAY 290
DRIPPING SPRINGS, Texas
78620

N
W E
S

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

Click here to access Satellite view

Unlocatable Summary

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

Database Name	Site ID#	Site Name	Address	City/State/Zip/County
IHW SPILLS	73412*IHW 113215	KOKOSING CONST OF TEXAS	HIGHWAY 290 W US HWY 290	DRIPPING SPRINGS 78620 Hays

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: 04/14/14

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: 05/21/14

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

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: 11/09/14

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: 09/30/14

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: 10/28/14

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: 10/20/14

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.

ICISNPDES Integrated Compliance Information System National Pollutant Discharge Elimination System

VERSION DATE: 08/01/12

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: 04/14/14

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.

NPDESR06 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

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.

RCRASC RCRA Sites with Controls

VERSION DATE: 05/23/14

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: 12/31/09

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: 12/31/13

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.

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: 10/09/14

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: 10/09/14

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

HISTPST Historical Gas Stations

VERSION DATE: 07/01/30

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

BF Brownfields Management System

VERSION DATE: 10/01/14

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.

CERCLIS Comprehensive Environmental Response, Compensation & Liability Information System

VERSION DATE: 10/25/13

CERCLIS is the repository for site and non-site specific Superfund information in support of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This United States Environmental Protection Agency database contains an extract of sites that have been investigated or are in the process of being investigated for potential environmental risk.

DNPL Delisted National Priorities List

VERSION DATE: 10/25/13

This database includes sites from the United States Environmental Protection Agency's Final National Priorties 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.

NFRAP No Further Remedial Action Planned Sites

VERSION DATE: 10/25/13

This database includes sites which have been determined by the United States Environmental Protection Agency, following preliminary assessment, to no longer pose a significant risk or require further activity under CERCLA. After initial investigation, no contamination was found, contamination was quickly removed or contamination was not serious enough to require Federal Superfund action or NPL consideration.

NLRRCRAT No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 10/09/14

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 - Treatment, Storage & Disposal Facilities

VERSION DATE: 10/09/14

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

DOD Department of Defense Sites

VERSION DATE: 12/01/05

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: 06/01/14

The 2012 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.

NLRRCRAC No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 10/09/14

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: 10/25/13

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: 10/25/13

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: 10/09/14

This database includes hazardous waste sites listed with corrective action activity 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).

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.

GWCC Groundwater Contamination Cases

VERSION DATE: 12/31/12

This report contains a listing of groundwater contamination cases which were documented for the 2012 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: NR

This historic report contains all agency groundwater contamination cases documented from 1994 to 2011. 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: 07/14/14

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

MSD Municipal Setting Designations

VERSION DATE: 08/18/14

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: 08/14/14

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.

SIEC01 State Institutional/Engineering Control Sites

VERSION DATE: 08/19/14

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: 08/13/14

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

TIERII Tier I I 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: 10/01/14

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: 08/01/14

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.

PIHW Permitted Industrial Hazardous Waste Sites

VERSION DATE: 08/01/14

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: 08/01/14

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: 09/16/14

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: 08/19/14

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

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: 09/01/14

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: 08/19/14

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: 12/01/13

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: 10/10/14

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: 10/15/14

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.

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: 08/19/14

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: 08/19/14

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: 12/11/14

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

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

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: 10/30/13

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: 10/30/13

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.

VI

STATEMENT OF QUALIFICATIONS

Austin EnviroSolutions
Environmental Consulting

WILLIAM K. DURAN. P.G.

EDUCATION

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

PROFESSIONAL REGISTRATIONS

Registered Professional Geologist, No. 1794, Arkansas
Professional Geoscientist, State of Texas License Number 876
State of Texas Geoscience Firm Registration License Number 50131

PROFESSIONAL AFFILIATIONS AND HONOR SOCIETIES

Professional Geologist, State of Texas, 2003
Professional Geologist, State of Arkansas, 1998
Austin Geological Society
Northwest Austin Rotary
Austin Executive Association
Sigma Gamma Epsilon: Geosciences Honor Society

CERTIFICATIONS, LICENSES AND TRAINING

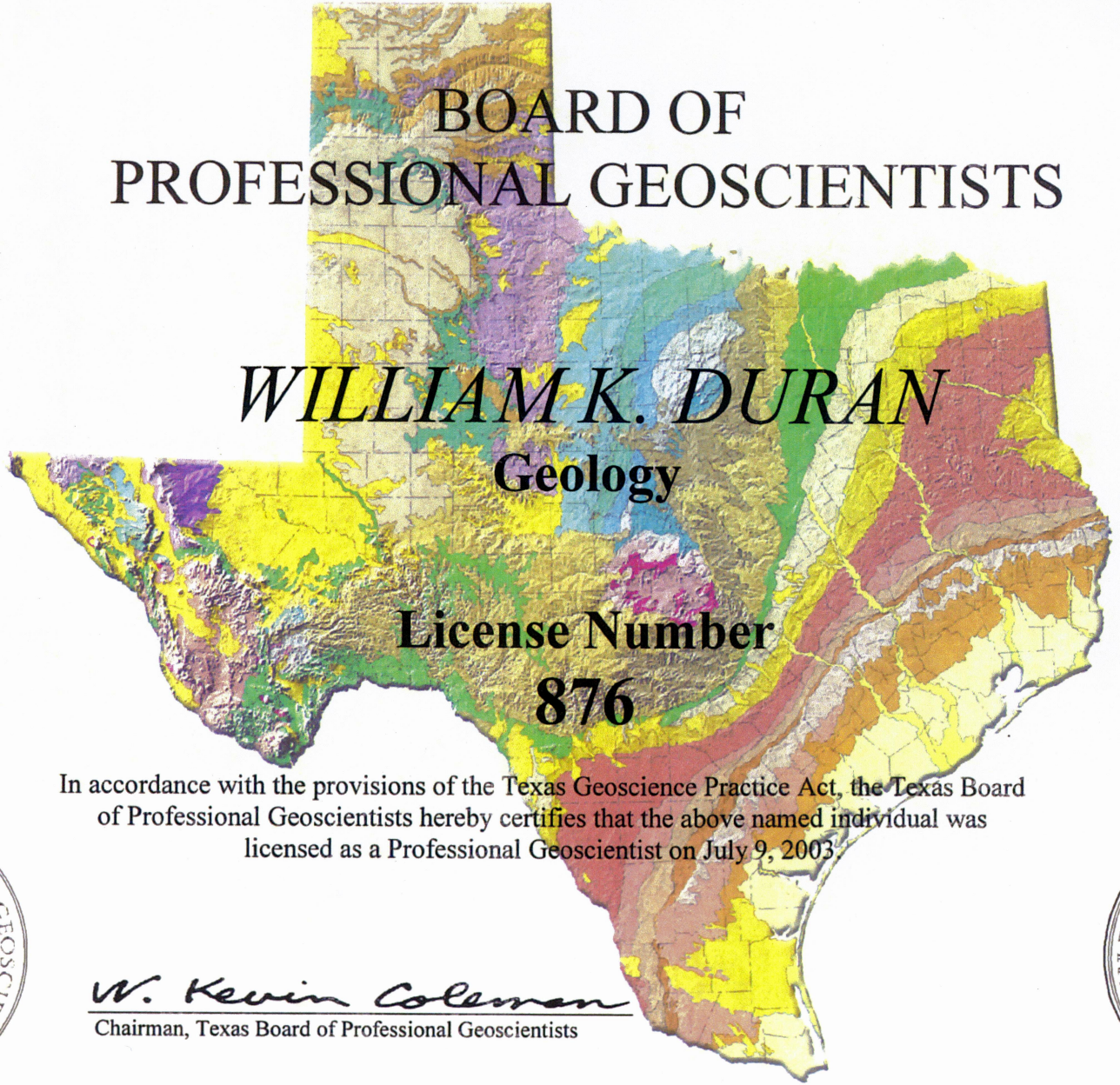
LPST Correction Action Project Manager, TCEQ Texas Registration No. CAPM01534
Texas Department of State Health Services Asbestos Inspector License No. 60-2583
Texas Parks and Wildlife Scientific Research Permit No. SPR-0503-305 (Endangered Species)
Technical Writing Workshop, Professional Development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

QUALIFICATIONS SUMMARY

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

STATE OF TEXAS

BOARD OF PROFESSIONAL GEOSCIENTISTS



WILLIAM K. DURAN

Geology

License Number

876

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

W. Kevin Coleman

Chairman, Texas Board of Professional Geoscientists

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

Texas Board of Professional Geoscientists
Certificate of Geoscience Firm Registration

It is Hereby Acknowledged That

AUSTIN ENVIROSOLUTIONS

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

Registration No. 50131

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

R. L. Kitchens

Ron Kitchens, TBPG Chairman

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

AUSTIN ENVIROSOLUTIONS
Geoscience Firm Registration
Certificate #50131
Expires July 31, 2015

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

Charles Knobloch

Charles Knobloch, P.G., J.D., Chairman