



## HOUSING DEVELOPMENT ASSISTANCE (RHDA/OHDA)

Application for Housing Development Financing



**PLEASE NOTE:** AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the [Austin Strategic Housing Blueprint](#) and policy direction from the Austin City Council.

### Applicant Information

(If the developer involves multiple entities, is a partnership or joint venture, please provide the requisite information for each and identify the entity that will serve as the "lead" organization.)

<b>Developer Name</b>		<b>Owner Name</b>	
Clarksville CDC (LEAD) and American YouthWorks		Clarksville Community Development Corporation	
<b>Street Address</b>			
PO BOX 5975			
<b>City</b>	<b>State</b>	<b>Zip</b>	
Austin	TX	78763	
<b>Contact Name</b>		<b>Contact Telephone</b>	
Rose Gabriel		512-323-6762	
<b>Contact Email</b>			
<a href="mailto:clarkvillecdc@gmail.com">clarkvillecdc@gmail.com</a>			
<b>Federal Tax ID Number</b>		<b>D-U-N-S Number (visit <a href="http://www.dnb.com">www.dnb.com</a> for free DUNS#.)</b>	
74-1993265		197138998	

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. *Unsigned/undated submissions will not be considered.*

<b>Legal Name of Developer/Entity</b>	<b>Title of Authorized Officer</b>
Clarksville Community Development Corporation	Board President
	
Signature of Authorized Officer	Date

**INSTRUCTIONS:** Applications will be reviewed on a quarterly basis. All applications submitted in the review period that achieve the minimum threshold score will be reviewed by an internal panel of NHCD staff. All awards will be made by the AHFC Board of Directors. To be considered for an award, please complete this application electronically, print, sign, and deliver to:

Department of Neighborhood  
Housing and Community  
Development  
1000 East 11th Street  
Austin, Texas 78702  
Attn: James May  
Community Development Manager

City of Austin

AUG 02 2019

NHCD / AHFC

1) <b>Project Name</b>		2) <b>Project Type</b>		3) <b>New Construction or Rehabilitation?</b>	
1611 W. 10th Street		100% Affordable		New Construction	
4) <b>Location Description</b> (Acreage, side of street, distance from intersection)					5) <b>Mobility Bond Corridor</b>
0.063 AC; south side W. 10th st.;					North Lamar Blvd
6) <b>Census Tract</b>		7) <b>Council District</b>		8) <b>Elementary School</b>	
12		District 9		MATHEWS EL	
9) <b>Affordability Period</b>		99 Years			
10) <b>Type of Structure</b>		11) <b>Occupied?</b>		12) <b>How will funds be used?</b>	
Single Family		No		Pre-development and Construction	

## 13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI			1			1
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	0	0	1	0	0	1

## 14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	0	0	0	0	0	0

## 15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	0	Continuum of Care Units	0
Accessible Units for Sensory Impairments	0		

## Use the City of Austin GIS Map to Answer the questions below

16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

Yes

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

Yes

18) Is the property within 3/4 mile of Transit Service?

Yes

19) The property has Healthy Food Access?

Yes

20) Estimated Sources and Uses of funds

<u>Sources</u>										<u>Uses</u>									
Debt				\$100,000						Acquisition				\$0					
Third Party Equity										Off-Site									
Grant				\$20,000						Site Work				\$16,650					
Deferred Developer Fee										Site Amenities									
Other										Building Costs				\$170,300					
<b>City of Austin</b>				<b>\$77,950</b>						Contractor Fees									
										Soft Costs				\$11,000					
										Financing									
										Developer Fees									
<b>Total</b>				<b>\$ 197,950</b>						<b>Total</b>				<b>\$ 197,950</b>					





Development Budget				
	Total Project Cost	Requested AHFC Funds		
<b>Pre-Development</b>				
Appraisal				
Environmental Review	650	650		
Engineering	6,000	6,000		
Survey	4,000	4,000		
Architectural	6,000	6,000		
<b>Subtotal Pre-Development Cost</b>	<b>\$16,650</b>	<b>\$16,650</b>		
<b>Acquisition</b>				
Site and/or Land				
Structures				
Other (specify)				
<b>Subtotal Acquisition Cost</b>	<b>\$0</b>	<b>\$0</b>		
<b>Construction</b>				
Infrastructure	2,500	2,500		
Site Work	8,000	6,000		
Demolition	0	0		
Concrete	25,000	25,000		
Masonry	2,500	2,500		
Rough Carpentry	20,000	15,000		
Finish Carpentry	15,000	10,000		
Waterproofing and Insulation	9,000	5,000		
Roofing and Sheet Metal	5,000	3,000		
Plumbing/Hot Water	9,000	9,000		
HVAC/Mechanical	8,000	8,000		
Electrical	8,000	8,000		
Doors/Windows/Glass	12,000	8,000		
Lath and Plaster/Drywall and Acoustical	6,000	4,000		
Tiel Work	2,500	2,000		
Soft and Hard Floor	4,800	3,000		
Paint/Decorating/Blinds/Shades	7,000	4,000		
Specialties/Special Equipment	0			
Cabinetry/Appliances	11,000	4,000		
Carpet	0			
Other (specify)				
Construction Contingency	15,000	10,000		
<b>Subtotal Construction Cost</b>	<b>\$170,300</b>	<b>\$129,000</b>		
<b>Soft &amp; Carrying Costs</b>				
Legal	5,000	5,000		
Audit/Accounting	1,000	1,000		
Title/Recordin	2,500	2,500		
Architectural (Inspections)	2,000	2,000		

Construction Interest	0	0	
Construction Period Insurance	500	500	
Construction Period Taxes	0		
Relocation	0		
Marketing	0		
Davis-Bacon Monitoring			
Other (specify)			
<b>Subtotal Soft &amp; Carrying Costs</b>	<b>\$11,000</b>	<b>\$11,000</b>	
<b>TOTAL PROJECT BUDGET</b>	<b>\$197,950</b>	<b>\$156,650</b>	

## 15 Year Rental Housing Operating Pro Forma (RHDA)

*The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.*

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$10,200	\$10,200	\$10,200	\$11,400	\$11,400	\$13,200	\$15,000
Secondary Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POTENTIAL GROSS ANNUAL INCOME	\$10,200	\$10,200	\$10,200	\$11,400	\$11,400	\$13,200	\$15,000
Provision for Vacancy & Collection Loss							
Rental Concessions							
EFFECTIVE GROSS ANNUAL INCOME	\$10,200	\$10,200	\$10,200	\$11,400	\$11,400	\$13,200	\$15,000
EXPENSES							
General & Administrative Expenses	\$50	\$50	\$50	\$80	\$80	\$95	\$105
Management Fee	\$150	\$150	\$150	\$180	\$180	\$200	\$250
Payroll, Payroll Tax & Employee Benefits	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Repairs & Maintenance	\$250	\$250	\$500	\$500	\$1,000	\$2,000	\$3,500
Electric & Gas Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water, Sewer & Trash Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Property Insurance Premiums	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ANNUAL EXPENSES	\$1,000	\$1,000	\$1,250	\$1,310	\$1,810	\$2,845	\$4,405
NET OPERATING INCOME	\$9,200	\$9,200	\$8,950	\$10,090	\$9,590	\$10,355	\$10,595
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$5,059	\$5,059	\$5,059	\$5,059	\$5,059	\$5,059	\$5,059
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$4,141	\$4,141	\$3,891	\$5,031	\$4,531	\$5,296	\$5,536
CUMULATIVE NET CASH FLOW	\$4,141	\$8,282	\$12,173	\$17,204	\$21,735	\$46,303	\$73,383
Debt Coverage Ratio	1.82	1.82	1.77	1.99	1.90	2.05	2.09

<b>Project Name</b>	1611 W. 10th Street	
<b>Project Type</b>	100% Affordable	
<b>Council District</b>	District 9	
<b>Census Tract</b>	12	
<b>AHFC Funding Request Amount</b>	\$156,650	
<b>Estimated Total Project Cost</b>	\$197,950	
<b>High Opportunity</b>	Yes	
<b>High Displacement Risk</b>	NO	
<b>High Frequency Transit</b>	Yes	
<b>Imagine Austin</b>	Yes	
<b>Mobility Bond Corridor</b>	North Lamar Blvd	
<b>SCORING ELEMENTS</b>		Description
<b>UNITS</b>		
<b>&lt; 20% MFI</b>	0	# of rental units at < 20% MFI
<b>&lt; 30% MFI</b>	0	# of rental units at < 30% MFI
<i>District Goal</i>	0.00%	% of annual goal reached with units
<i>High Opportunity</i>	0.00%	% of annual goal reached with units
<i>Displacement Risk</i>	0.00%	% of annual goal reached with units
<i>High Frequency Transit</i>	0.00%	% of annual goal reached with units
<i>Imagine Austin</i>	0.00%	% of annual goal reached with units
<i>Geographic Dispersion</i>	0.00%	% of annual goal reached with units
<i>Mobility Bond Corridor</i>	0.00%	% of annual goal reached with units
<b>SCORE</b>	<b>0</b>	% of Goals * 20
<b>&lt; 40% MFI</b>	0	# of rental units at < 40% MFI
<b>&lt; 50% MFI</b>	1	# of rental units at < 50% MFI
<i>District Goal</i>	0.28%	% of annual goal reached with units
<i>High Opportunity</i>	1.48%	% of annual goal reached with units
<i>Displacement Risk</i>	0.00%	% of annual goal reached with units
<i>High Frequency Transit</i>	0.95%	% of annual goal reached with units
<i>Imagine Austin</i>	0.95%	% of annual goal reached with units
<i>Geographic Dispersion</i>	0.85%	% of annual goal reached with units
<i>Mobility Bond Corridor</i>	0.75%	% of annual goal reached with units
<b>SCORE</b>	<b>1</b>	% of Goals * 15
<b>&lt; 60% MFI</b>	0	# of units for purchase at < 60% MFI
<b>&lt; 80% MFI</b>	0	# of units for purchase at < 80% MFI
<i>District Goal</i>	0.00%	% of annual goal reached with units
<i>High Opportunity</i>	0.00%	% of annual goal reached with units
<i>Displacement Risk</i>	0.00%	% of annual goal reached with units
<i>High Frequency Transit</i>	0.00%	% of annual goal reached with units
<i>Imagine Austin</i>	0.00%	% of annual goal reached with units
<i>Geographic Dispersion</i>	0.00%	% of annual goal reached with units
<i>Mobility Bond Corridor</i>	0.00%	% of annual goal reached with units
<b>SCORE</b>	<b>0</b>	% of Goals * 15
<b>Unit Score</b>	<b>1</b>	MAXIMUM SCORE = 350
<b>INITIATIVES AND PRIORITIES</b>		
<i>Continuum of Care</i>	0	Total # of units provided up to 100 per year

<b>Continuum of Care Score</b>	0	(total CoC Units/100 + HF Units/50)*20
<b>Access to Healthy Food</b>	Yes	Within 1 Mile of Healthy Food (City GIS)
<b>Continuum of Care Weighted Score</b>	0	Mobility, Access to Jobs, Community Institut
<i>2 Bedroom Units</i>	1	Total Affordable 2 Bedroom units
<i>3 Bedroom Units</i>	0	Total Affordable 3 Bedroom units
<i>4 Bedroom Units</i>	0	Total Affordable 4+ Bedroom units
<b>Multi-Generational Housing Score</b>	20	Multi-bedroom Unit/Total Units * 20
<b>TEA Grade</b>	91	Elementary School Rating from TEA
<b>Multi-Generational Housing Weighted Score</b>	14	Educational Attainment, Environment, Comm
<i>Accessible Units</i>	0	mobiltiy and sensory units
<i>Non-PSH, Non-Voucher Under 20% MFI</i>	0	Total units under 20% MFI
<b>Accessibility Score</b>	0	Accessible Unit/Total Units * 20
<b>Metro Access Service</b>	Yes	Within 3/4 mile of fixed route transit
<b>Accessibility Weighted Score</b>	0	Housing Stability, Health, Mobility, Commu
<b>Initiatives and Priorities Score</b>	34	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
<i>AHFC Leverage</i>	79%	% of total project cost funded through AHFC
<b>Leverage Score</b>	5	25 - (% leverage * 25)
<i>AHFC Per Unit Subsidy</i>	\$156,650.00	Amount of assistance per unit
<b>Subsidy per unit score</b>	5	(\$200,000 - per unit subsidy)*25/\$200,000
<i>AHFC Per Bedroom Subsidy</i>	\$78,325.00	Amount of assistance per bedroom
<b>Subsidy per Bedroom Score</b>	15	(\$200,000 - per bedroom subsidy)*25/\$200
<i>Debt Coverage Ratio (Year 5)</i>	0.00	Measured at the 5 Year mark
<b>Debt Coverage Ratio Score</b>	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best
<b>Underwriting Score</b>	26	<b>MAXIMUM SCORE = 100</b>
<b>APPLICANT</b>		
<b>FINAL QUANTITATIVE SCORE</b>	61	<b>THRESHOLD SCORE = 50</b>
<i>Previous Developments</i>		
<i>Compliance Score</i>		
<i>Proposal</i>		
<i>Supportive Services</i>		
<i>Development Team</i>		
<i>Management Team</i>		
<b>Notes</b>		

## 1611 W. 10<sup>th</sup> Application Outline

### 1. Application Forms

### 2. Attachments

#### a. Applicant

- i. Intro - X
- ii. Certificate of incorporation - Attachment #1
- iii. Applicant CV - X
- iv. Financial Capacity - X
- v. IRS 501c3 letter - Attachment #2
- vi. Audit - Attachment #3
- vii. Board Letter - Attachment #4

#### b. Development Team

- i. List of persons/organizations involved - X
- ii. Note if they are MBE/WBE/non-profit - X
- iii. CV/resumes for persons/organizations involved - Attachment #5A & B

#### c. Property Management Team

- i. CV Property Management experience; history working with AHFC - Attachment #6

#### d. Project Description

- i. Describe unit & intended tenants - X
- ii. ADA accessible/visitable - X
- iii. compatibility with current Neighborhood Plan - X
- iv. summarize key financials & uses of AHFC funds - X

#### e. Market Analysis - Attachment #7

#### f. Community Engagement Plan

- i. A signed City of Austin Good Neighbor Checklist - Attachment #8A, B & C

#### g. S.M.A.R.T. housing program certification letter - pending

#### h. City of Austin ArcGIS Map of property - Attachment #9

#### i. Zoning Verification Letter - Attachment #10

#### j. Verification of Site Control - pending

k. Phase I Environmental Site Assessment (ESA) report - Attachment #11

Application Components The complete application is comprised of five components plus all required attachments.

1. Applicant Information Form - X
2. Project Summary Form - X
3. Development Schedule - X
4. Development Cost Schedule - X
5. Operating Pro Forma - X

Required Attachments

1. APPLICANT ENTITY

a. Introduction :

**The Clarksville Community Development Corporation (CCDC) was established as a neighborhood-based affordable housing organization in 1977. It owns and manages single-family homes and duplexes in the Old West Austin neighborhood of Clarksville. It is the only program of its kind operating an affordable housing program west of I-35 and one of the only such organizations in the nation providing affordable housing in an affluent neighborhood. All policies regarding the program are established by a neighborhood-elected board of directors, which employs a part-time Property and Finance Manager.**

**The CCDC currently owns and manages 4 single-family homes and 6 duplexes and provides affordable housing to 16 low-income families (30-60% MFI). It experiences extremely low tenant turn over and has a waiting list of low-income families who would like to move into one of its properties.**

**In 2011, the CCDC undertook the total renovation of two historically-contributing, single-family homes that had been uninhabitable. \$150,000 in affordable housing funds were donated to this project by the Old West Austin Neighborhood Association (OWANA); the funds were administered by HomeBase (an affiliate of Austin Habitat for Humanity). Among other things, the houses got new foundations, new roofs, new kitchens and baths, new flooring, new windows and doors, insulation and upgrades to their electric and plumbing systems. In addition, a second bedroom, half bath, laundry area and deck were added to one of the homes. Work on both properties was completed on time and under budget in June 2012.**

**In May of 2017, the CCDC completed the construction of a green affordable Alley Flat (ADU) at 1817 B West 10th Street with the use of RHDA funds and private, matching funds. The two-bedroom, two-bath home is leased to a family earning below 50% of the MFI for Austin, Texas.**

**Over the past ten years, the CCDC has also made major improvements to all of its other properties. The organization financed these improvements through prudent cash flow management, neighborhood fundraisers and donations. The improvements included foundation repairs, roof replacements, bathroom and kitchen remodels, erosion control**



**initiatives, such as gutters and French drains, and improvements that enhanced the energy efficiency of all units.**

b. Certificate of Status : Issued by the Texas Secretary of State certifying that the applicant has filed for registration and is in existence as an entity in good standing within the State of Texas

**See Attachment #1**

c. Applicant Capacity Curriculum Vitae (CV) for all principals of the applicant entity highlighting relevant experience in the development of affordable housing noting the following elements:

i. project management,

**Rose Gabriel, CCDC Property and Finance Manager will serve as the Project Manager for this project. She owned and operated her own residential building company for several years and has served as an independent General Contractor on other construction and renovation projects. Rose served as the Project Manager on an ADU built at 1817 B West 10th Street. This project was funded through AHFC in 2016 and completed in May of 2017. This project was similar in scope, in that it was a 2 bedroom, 2 bath single-family home.**

ii. market analysis,

**It's no secret that there is serious lack of affordable housing in Old West Austin. In addition, Clarksville is a very safe, attractive, desirable neighborhood; children who live there can walk to Mathews Elementary, a top-rated public school, and families can walk to the grocery store, drug store and neighborhood restaurants as well as two different parks, and easily access mass transit. It's no wonder therefore that the CCDC always has a waiting list of applicants who would like to rent one of its properties. The new single family home that the CCDC proposes to build will help meet market demand for more affordable rental options in Central Austin and Old West Austin in particular.**

iii. site selection and control,

**Please refer to the email below regarding site control -**

*Good morning,*

*Prior to issuing a S.M.A.R.T. Housing certification letter, you will need to show evidence of site control. Lauren Avioli (cc'd here) is working with the City's Law Department to prepare a Right of Entry. This Right of Entry will allow the CCDC and/or the CCDC representatives to conduct predevelopment work and allow the construction of the unit on the AHFC-owned property. This document will provide the evidence of site control needed to issue the S.M.A.R.T. Housing certification letter.*

*Lauren will be contacting you regarding the status of the Right of Entry.*

*Thanks,*

*Sandra Harkins*

*Project Coordinator, Real Estate and Development/Neighborhood Housing and Community Development*

*Street-Jones Building      1000 E 11th Street, Ste 200, 78702*

*Tel: 512-974-3128*

iv. planning and construction,

**The CCDC is partnering with American YouthWorks to design and build this 1,075 square foot, single family home. American YouthWorks has built dozens of residential structures and their staff will oversee construction.**

v. design, architecture and engineering,

**Design and architecture is by Gayle Borst Stewardship Inc. and Engineering by Steinman Luevano Structures LLP**

vi. legal and accounting,

**- Austin law firm Coates and Rose has extensive experience with affordable housing projects, including our most recent project funded by the City of Austin where they oversaw the execution of the loan documents with our funds match partner HomeBase.**

**- Pamela Hill, a local accounting firm, annually audits the CCDC's financial records. There have been no findings in past audits.**

vii. federal funding rules and

**In May of 2017, the CCDC completed an affordable rental unit at 1817B West 10th. The project was partially funded with RHDA money.**

viii. Other funding source rules (e.g. Low Income Housing Tax Credits).

**N/A**

e. Financial Capacity: Provide narrative information on recent, similar, and successful experience in affordable housing development. Include experience using multiple fund sources and previous working history with the Austin Housing Finance Corporation, if any.

**The CCDC completed construction of a 2 bedroom, 2 bath home in May of 2017 with the assistance of RHDA funds through AHFC. American YouthWorks has completed dozens of residential properties, many with funds through AHFC.**

i. If developer is a non-profit

1. Federal IRS certification granting non-profit tax-exempt status

**CCDC 74-1993265**

**American YouthWorks - 74-2197942**

2. Certified financial audit for most recent year - Include the auditor's opinion and management letters

The CCDC is in the process of completing our most recent audit with will be complete by August 31, 2019. We will provide this audit upon request. I am attaching our 2016 audit with this application. See Attachment #3

3. Board resolution approving the proposed project and authorizing the request for funding

**See Attachment #4**

## 2. DEVELOPMENT TEAM

a. List of persons or entities anticipated to be involved in the project (i.e. lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, consultants);

b. Include contact information and indicate if any person or entity involved is certified by the City of Austin as a minority or women-owned business enterprise (MBE/WBE), or if any of the entities are also non-profit organizations.

- Architect - Gayle Borst Stewardship Inc. - (512) 478-9033 (office) 512-350-0001 (mobile)  
<http://www.StewardshipArchitecture.com> - prior certified COA WBE

- Engineer - Steinman Luevano Structures LLP - (512) 891-6766 - <http://www.slstructures.com/> - prior certified COA MBE

- Project Manager - CCDC - nonprofit 501 c3 - Rose Gabriel - (512) 323-6762 - [www.clarksvillecdc.org](http://www.clarksvillecdc.org)

- General Contractor - American Youthworks - nonprofit 501c3 - David Clauss - (512) 431-2605 - <http://americanyouthworks.org/>

c. Curriculum Vitae for all members of the Development Team highlighting relevant experience in the development of affordable housing

James Delgado - **See Attachment #5A**

David Clauss - **See Attachment #5B**

## 3. PROPERTY MANAGEMENT TEAM

a. Provide Curriculum Vitae for the Property Management Team highlighting experience in the management of affordable rental housing.

Rose Gabriel - Property and Finance Manager for the Clarksville CDC - **See Attachment #6**

b. Provide Compliance Reports issued by the NHCD or its representative, citing no open violations for properties located in the City of Austin and managed by the Property Management team.

**N/A**

#### 4. PROJECT PROPOSAL

a. Project Description: Applicants shall provide a brief project description to include the following details:

Describe the proposed tenant population, income levels, and services, if any, to be provided to or made available to residents.

**The CCDC, in partnership with American YouthWorks proposes to build a 2 bedroom, 2 bath, green, single-family home that will be rented to low-income families who earn 50 percent or below MFI for Austin. The home will be located at 1611 West 10th street, a property currently owned by the City of Austin and managed by AHFC. The COA will provide a land lease once construction is complete.**

ii. Indicate the number of units reserved for Housing Choice Voucher holders (Section 8).

**All rental properties owned by the CCDC are eligible for applicant families holding Section 8 vouchers.**

iii. Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.

iv. If applicable, demonstrate the Project's compatibility with current Neighborhood Plan.

**Goal #3 in the Old West Austin Neighborhood Plan, which includes Clarksville, is to "Maintain Social and Economic Diversity of Residents." The proposed structure will help achieve this goal by adding another affordable property to Clarksville's housing stock.**

v. Summarize the key financials of the project, clearly indicating the total project cost, the amount and intended use of AHFC/NHCD funds being requested, and the amount(s) and provider(s) of other funding and the status of those funding commitments.

**Total project cost is \$197,950**

**Amount of AHFC/NHCD funds requested - \$156,650**

**In-kind labor American YouthWorks - \$15,000 (committed)**

**Match by the CCDC - \$26,300 (committed)**

vi. If the property is occupied by residents at the time of application submission, specify that along with the following additional information: Include details on the type of structure (multi-family or single-family), number and size of units in square feet.

**N/A**

vii. Indicate whether the project meets the requirements of the City's Vertical Mixed-Use

**N/A**

(VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD) or any other City of Austin density bonus program.

viii. Indicate how the project will meet S.M.A.R.T. Housing requirements.

**The CCDC is proposing to build a green, single-family, affordable home, for families earning 50% or below the MFI for Travis County. The home will be built on a lot that is owned by the City of Austin, and has been vacant for decades. This project meets the following S.M.A.R.T. housing goals to 1) Stimulate the development of housing on vacant lots in new and existing subdivisions 2) Promote the use of existing City infrastructure and services, and 3) Promote the creation of alternative funding sources for the development of S.M.A.R.T. Housing™ (Safe, Mixed-Income, Accessible, Reasonably-Priced, and Transit-Oriented)**

Market Assessment Applicants should address pricing and absorption relating to the whole project, and not just the units being funded. Market analysis should also include the following:

i. Evaluate general demographic, economic, and housing conditions in the community. Including;

1. Identifying the target population(s) of the development, and area demographic makeup

**See Attachment #7**

2. Evaluating overall economic conditions and trends

**S See Attachment #7**

3. General housing conditions and trends in the community

**See Attachment #7**

ii. Identify the geographic area from which the majority of a project's tenants or buyers are likely to come. Identify the primary market/geographic area, based on US census tract or neighborhood boundaries.

**See Attachment #7**

iii. Quantify the pool of eligible tenants or buyers in terms of household size, age, income, tenure, and other relevant factors.

**See Attachment #7**

iv. Analyze the competition by evaluating other housing opportunities with an emphasis on other affordable rental developments or sales opportunities in the market area. Identify comparable units based on location, year of construction, target population, property condition, unit mix, unit amenities, and occupancy and turnover.

**See Attachment #7**

v. Assess the market demand for the planned units and determine if there is sufficient demand to rent/sell the units.

**CCDC rental properties experience very low turnover; the organization receives multiple applications for every vacancy. There is a documented lack of affordable housing in Old West Austin and Central Austin in general. The CCDC has absolutely no doubt that there will be a demand for the affordable home it proposes to build.**

vi. Evaluate the effective demand and the capture rate, usually expressed as a percentage (the project's units divided by the applicant pool). The capture rate is the percentage of likely eligible and interested households living nearby who will need to rent units in the proposed project in order to fully occupy it. The lower this rate, the more likely a project is to succeed.

**N/A**

vii. Estimate the absorption period. Plan how many units can be successfully leased or sold each month and how long it will take to achieve initial occupancy/sale of the units and stabilized occupancy for the project as a whole. Absorption should be calculated using comparable units only.

**N/A**

c. City of Austin Good Neighbor Policy was developed to foster a broad community dialogue that includes stakeholders from neighborhoods to establish successful approaches for integrating low-income housing throughout the City. For more information, please see the City of Austin Good Neighbor Guidelines.

i. Prior to submission of a RHDA Application, the developer must: Research the applicable City of Austin Neighborhood Plan for the area in which the project is to be located. Using written notice by letter or by flyer, notify: property owners with properties no less than 500 feet from the proposed development site; and registered neighborhood organizations whose boundaries include the proposed development site. Engage with neighborhood organizations whose boundaries include the proposed development site in order to provide current information about the project. Appoint a Single Point of Contact (SPOC) to serve as the liaison for exchanging information.

ii. Submit with the completed RHDA Application:

1. The developer's communication plan for engaging stakeholders and neighborhood organizations.

**See Attachment #8A**

2. Documentation of written notice provided to property owners and neighborhood organizations.

**See Attachment #8B**

3. A signed City of Austin Good Neighbor Checklist

**See Attachment #8C**

d. S.M.A.R.T. Housing All new construction projects will be required to obtain S.M.A.R.T. Housing certification prior to loan application. S.M.A.R.T. Housing is not applicable to rehabilitation projects. The S.M.A.R.T. housing program certification letter must be submitted along with the application. Program details and contact

information are available on NHCD's website. The S.M.A.R.T. Housing letter must be dated no more than six months prior to the application deadline.

**See email from S.M.A.R.T housing on 7-30-2019 regarding status application -**

***"Prior to issuing a S.M.A.R.T. Housing certification letter, you will need to show evidence of site control. Lauren Avioli (cc'd here) is working with the City's Law Department to prepare a Right of Entry. This Right of Entry will allow you and/or your representatives to conduct predevelopment work and allow the construction of the unit on the AHFC-owned property. This document will provide the evidence of site control needed to issue the S.M.A.R.T. Housing certification letter. Lauren will be contacting you regarding the status of the Right of Entry."***

#### PROPERTY

a. Map of the property Attach a map generated by the City of Austin ArcGIS showing the location of the development in reference to the geographic priorities established in the Strategic Housing Blueprint, such as:

- i. High Opportunity Census Tracts
- ii. Tracts at risk of Displacement or Gentrification
- iii. Imagine Austin Centers and Corridors with 0.5 mile buffer
- iv. High-Frequency Transit Stops with 0.25 mile walk
- v. Transit Stops with 0.75 mile walk
- vi. Mobility Corridor with 0.5 mile buffer
- vii. Healthy Food Access with 1 mile buffer
- viii. 100 year Flood Plain

<https://austin.maps.arcgis.com/apps/MapSeries/index.html?appid=f4aa2b13f1664280ba55075f68e4c375>

#### **See Attachment #9**

c. Zoning Verification Letter Include a letter from the City of Austin's Planning and Zoning Department (PZD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to PZD. Should the project be approved for funding, the appropriate zoning must be in place prior to execution of loan documents.

#### **See Attachment #10**

d. Proof of Site Control

- i. Include evidence of site control such as a warranty deed or a current earnest money contract, and provide a real estate appraisal or current tax documentation that substantiates the value of the property.

**Please see email below regarding site control.**



*Good morning,*

*Prior to issuing a S.M.A.R.T. Housing certification letter, you will need to show evidence of site control. Lauren Avioli (cc'd here) is working with the City's Law Department to prepare a Right of Entry. This Right of Entry will allow the CCDC and/or the CCDC representatives to conduct predevelopment work and allow the construction of the unit on the AHFC-owned property. This document will provide the evidence of site control needed to issue the S.M.A.R.T. Housing certification letter.*

*Lauren will be contacting you regarding the status of the Right of Entry.*

*Thanks,*

*Sandra Harkins*

*Project Coordinator, Real Estate and Development/Neighborhood Housing and Community Development*

*Street-Jones Building      1000 E 11th Street, Ste 200, 78702*

*Tel: 512-974-3128*

ii. If there are existing structures, provide documentation from the taxing authority or another third-party source indicating the year the structure was built.

e. Phase I Environmental Assessment

**See Attachment #11**

i. Applicants must provide a Phase I Environmental Site Assessment (ESA) report prepared by qualified environmental professionals.

ii. Applicants must provide mitigation strategies for concerns raised in the Phase I ESA report

iii. City of Austin's Austin Resource Recovery Department provides free environmental assessments for eligible entities. For more information contact the Brownfield's Office:

[brownfields@austintexas.gov](mailto:brownfields@austintexas.gov), 512-974-6085.

FILED  
In the Office of the  
Secretary of State of Texas

JUL 28 1978

ARTICLES OF INCORPORATION  
OF  
CLARKSVILLE COMMUNITY DEVELOPMENT CORP.

Laura Salazar  
Deputy Director, Corporations Division

We, the undersigned natural persons of the age of eighteen (18), at least two (2) of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

The name of the corporation is CLARKSVILLE COMMUNITY DEVELOPMENT CORPORATION.

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of duration is perpetual.

ARTICLE FOUR

The purposes for which this corporation is organized are charitable and civic and further (1) To preserve the character of the Clarksville Community (2) To engage in community projects for the benefit and revitalization of the Clarksville community and (3) any other lawful purpose under the Texas Non-Profit Corporation Act.

ARTICLE FIVE

The street address of the initial registered office of the corporation is 1867 W. 11th Street, Austin, Texas and the name of its initial registered agent at such address is MARY BAYLOR.

ARTICLE SIX

The number of directors constituting the initial board of directors of the corporation is eleven (11) and the names and addresses of the persons who are to serve as initial directors are:

ELLIOTT NAISHTAT	812-B Theresa Street Austin, Texas 78703
TEXANNA HUFF	1621 West 12th Street Austin, Texas 78703
REV. WILLARD B. SOUTHERLAND	1727 West 11th Street Austin, Texas 78703
LENA E. STEWART	1812 West 11th Street Austin, Texas 78703
CHARLES WALKER	1605 West 10th Street Austin, Texas 78703
MALCOLM GREENSTEIN	720 Patterson Avenue Austin, Texas 78703
FREEDIE LEE STRONG	1623 West 12th Street Austin, Texas 78703
PAULINE BROWN	1801 Waterston Avenue Austin, Texas 78703
MARY ROBINSON	1713 West 11th Street Austin, Texas 78703
LINDA MORAN	901 Theresa Street Austin, Texas 78703
CAREY BAYLOR	1605 West 10th Street Austin, Texas 78703

#### ARTICLE SEVEN

The name and street address of each incorporator is:

PAULINE BROWN	1801 Waterston Avenue Austin, Texas 78703
MARY BAYLOR	1807 West 11th Street Austin, Texas 78703
REV. WILLARD B. SOUTHERLAND	1727 West 11th Street Austin, Texas 78703

#### ARTICLE EIGHT

No part of the net earnings of the corporation shall inure to the benefit of any Director of the corporation, officer of the corporation, or any private individual (except that reasonable compensation may be paid for services rendered to, or for the corporation affecting one or more of its purposes), and no Director or officer of the corporation or any private individual shall be entitled to share in the distribution of any of the corporate assets on dissolution of the corporation. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal

IN WITNESS WHEREOF, I have hereunto set my hand and seal  
the day and year above written.

Kathleen A. Syler  
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

My commission expires:

Feb. 11, 1974

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **SEP 26 2003**

CLARKSVILLE COMMUNITY DEVELOPMENT  
CORPORATION  
PO BOX 5975  
AUSTIN, TX 78763-5975

Employer Identification Number:  
74-1993265  
DLN:  
17053242726043  
Contact Person:  
DAVID B KOUCKY LD# 31368  
Contact Telephone Number:  
(877) 829-5500  
Public Charity Status:  
509(a)(2)

Dear Applicant:

Our letter dated December 1988, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity during an advance ruling period.

Based on our records and on the information you submitted, we are pleased to confirm that you are exempt under section 501(c)(3) of the Code, and you are classified as a public charity under the Code section listed in the heading of this letter.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at [www.irs.gov](http://www.irs.gov).

If you have general questions about exempt organizations, please call our toll-free number shown in the heading between 8:00 a.m. - 6:30 p.m. Eastern time.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Berner  
Director, Exempt Organizations  
Rulings and Agreements



# CLARKSVILLE

COMMUNITY DEVELOPMENT CORPORATION

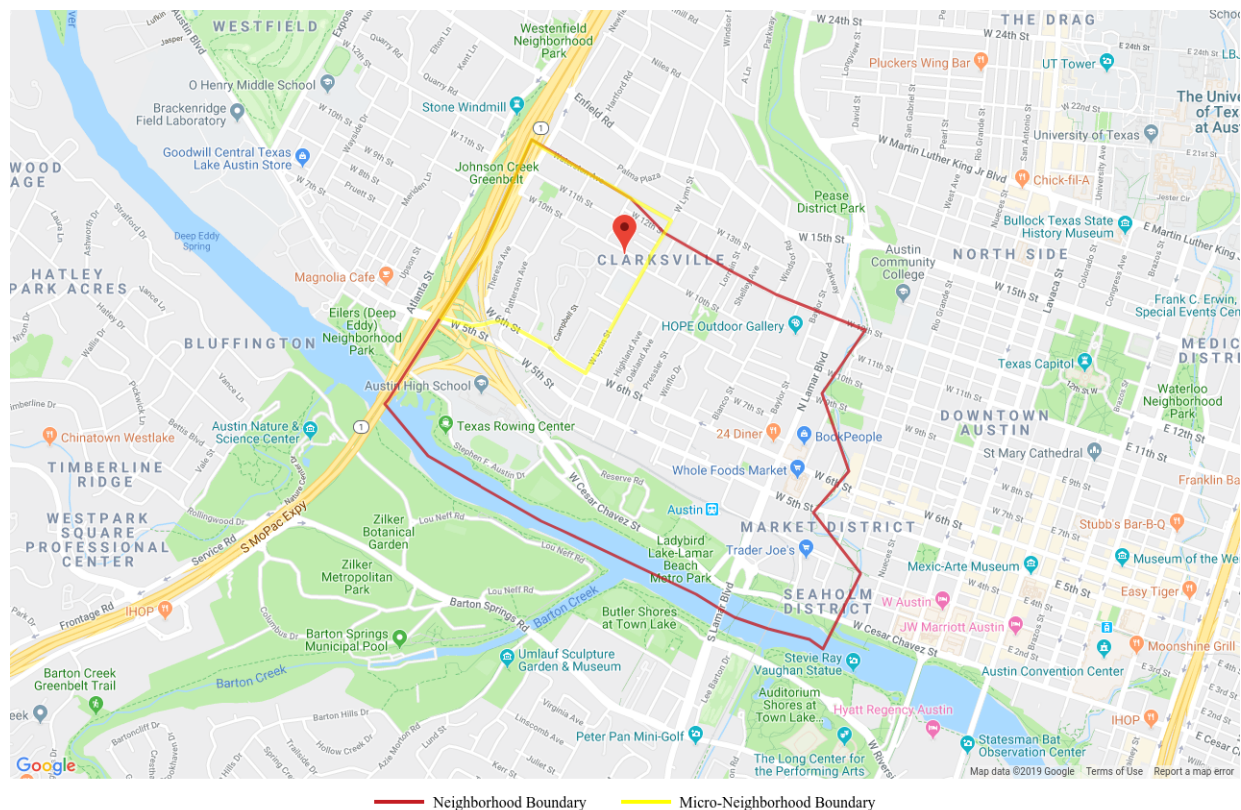
Be it resolved that through an online vote on July 31, 2019, the Board of Directors of the Clarksville Community Development Corporation (CCDC), voted unanimously to allow Rose Gabriel, the organization's Property and Finance Manager, to submit an application on behalf of the CCDC to the ACFC for a forgivable loan, of up to \$175,000, to support the construction of a new, single-family home at 1611 West 10th Street in the Clarksville neighborhood.

Mary Reed      July 31, 2019

President, CCDC

**Clarksville Community Development Corporation**  
**PO Box 5975, Austin, TX 78763**







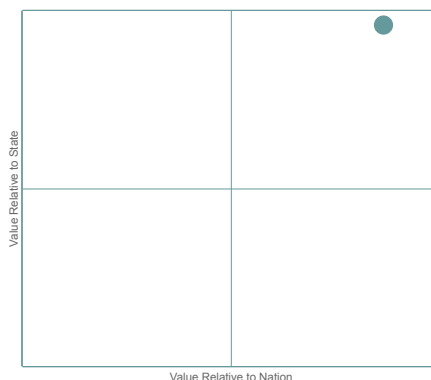
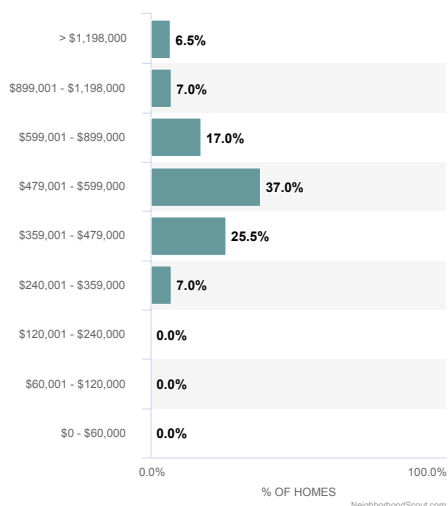
## THE 1611 W 10TH ST NEIGHBORHOOD REAL ESTATE

### AVERAGE HOME VALUES

MEDIAN HOME VALUE: ⚡  
\$535,991

MEDIAN REAL ESTATE TAXES:  
\$9,023 (1.7% effective rate)

### NEIGHBORHOOD HOME PRICES



YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD  
⚡ 18 YEARS AND 1 MONTHS

### AVERAGE MARKET RENT

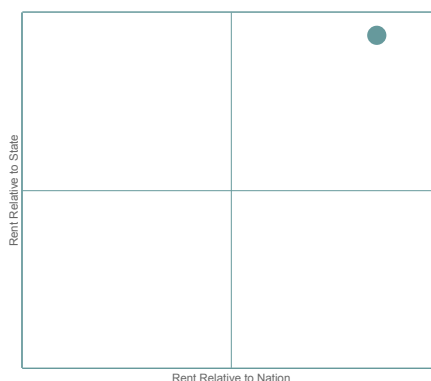
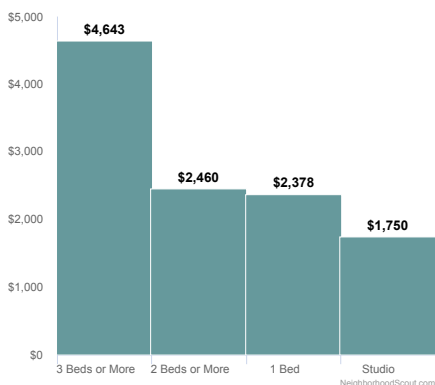


AVERAGE MARKET RENT:  
⚡ \$2,124 / per month



GROSS RENTAL YIELD:  
5.92

### MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



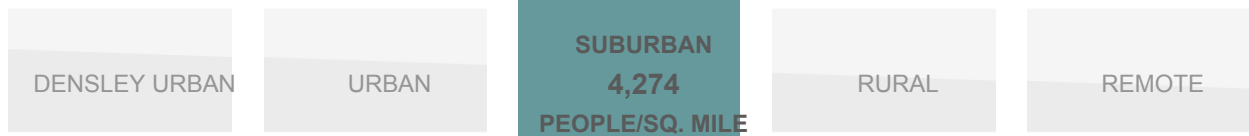
## SETTING

COASTAL

LAKEFRONT

FARMS

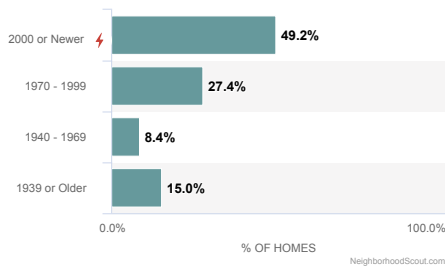
## NEIGHBORHOOD LOOK AND FEEL



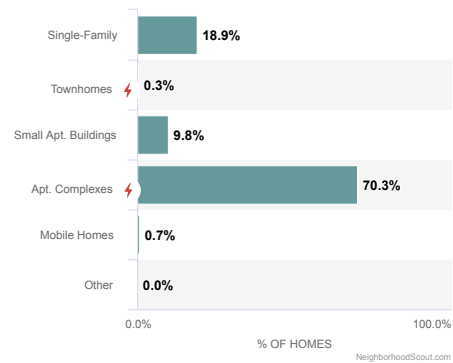
Population Density

## HOUSING MARKET DETAILS

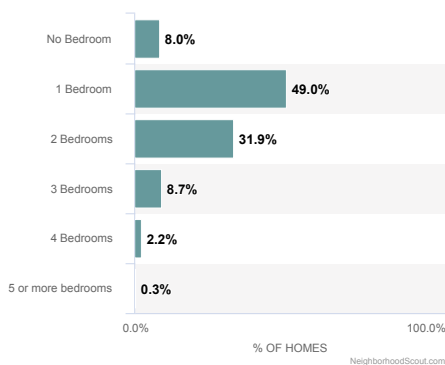
### AGE OF HOMES ⚡



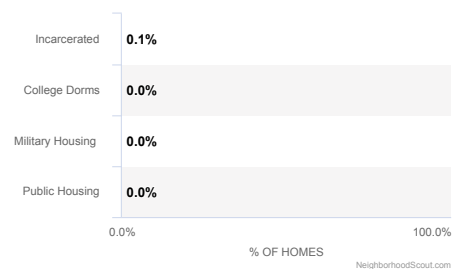
### TYPES OF HOMES ⚡



### HOME SIZE

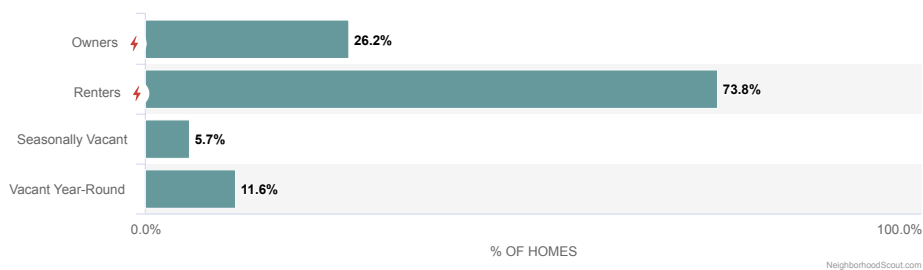


### SPECIAL PURPOSE HOUSING



## HOMEOWNERSHIP








### HOMEOWNERSHIP RATE ⚡








## THE 1611 W 10TH ST NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 2 Condition Alerts found.

### LIFESTYLE

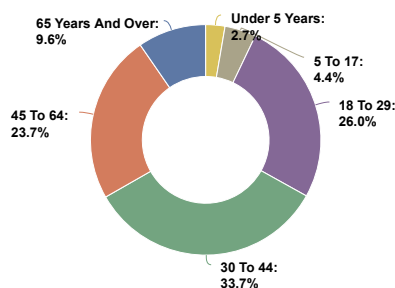
	Young Single Professionals	99.5%	Excellent
	Luxury Communities	87.6%	Very Good
	College Student Friendly	69.8%	Fair
	Retirement Dream Areas	36.6%	Poor
	Family Friendly	12.3%	Poor
	Vacation Home Locations		Poor
	First Time Homebuyers		Poor

### SPECIAL CHARACTER

	Hip Trendy	95.4%	Excellent
	Urban Sophisticates	81.9%	Very Good
	Walkable	77.4%	Good
	Quiet	35.4%	Poor
	Nautical		Poor

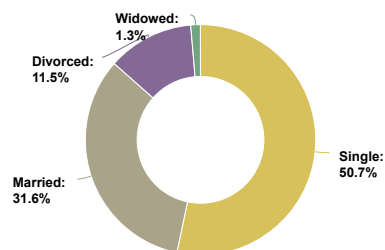
## AGE / MARITAL STATUS

### AGE



NeighborhoodScout.com

### MARITAL STATUS



NeighborhoodScout.com

## GENDER RATIO



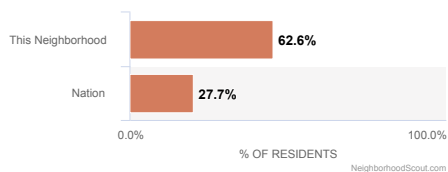
## MILITARY & COLLEGE STATUS



NeighborhoodScout.com

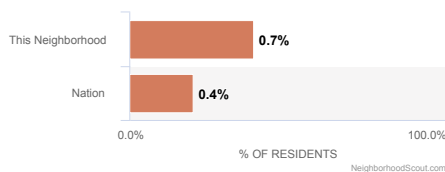
## HOUSEHOLD TYPES

### ONE PERSON HOUSEHOLDS



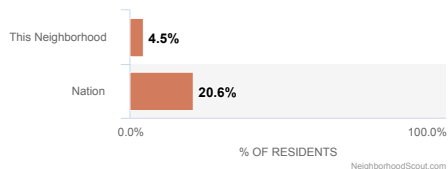
NeighborhoodScout.com

### SAME SEX PARTNERS



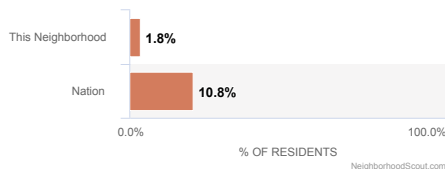
NeighborhoodScout.com

### MARRIED COUPLE WITH CHILD



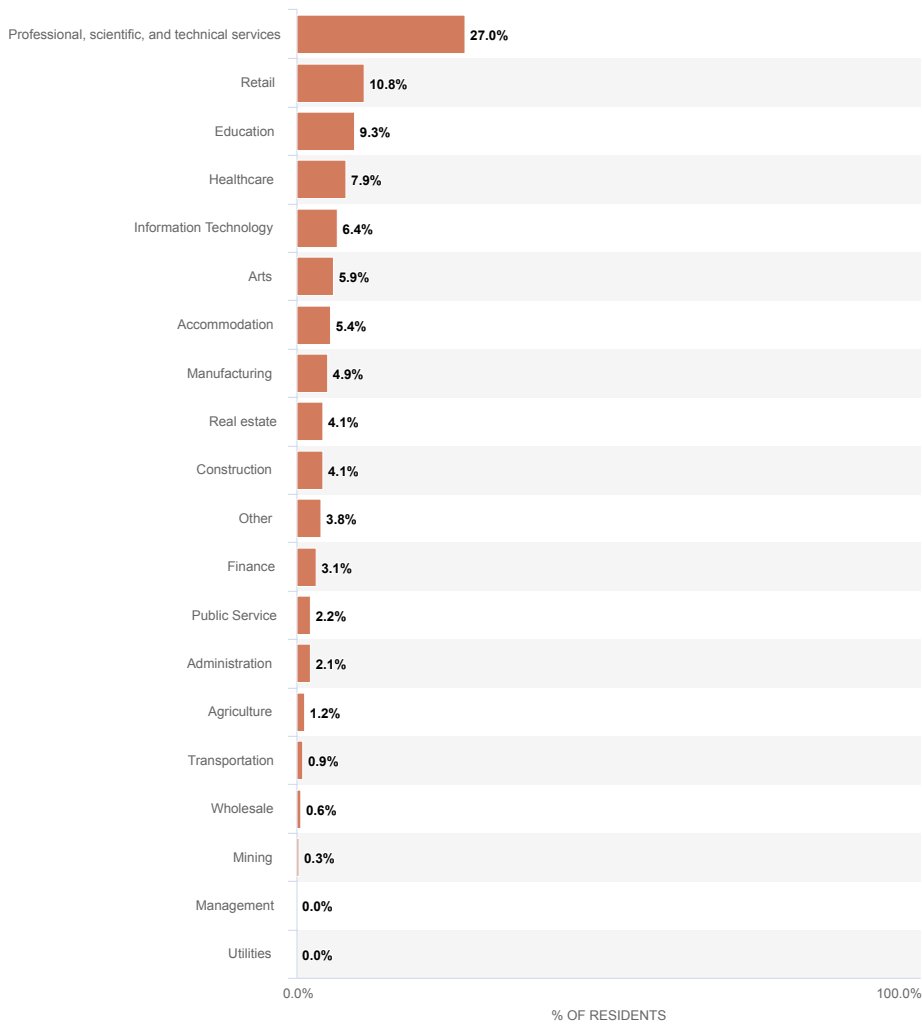
NeighborhoodScout.com

### SINGLE PARENT WITH CHILD



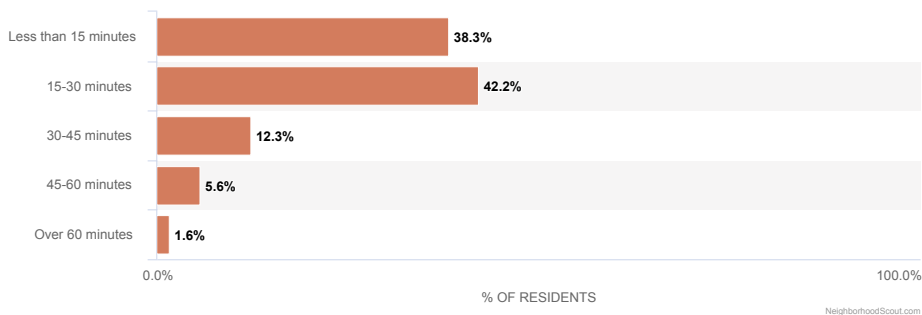
NeighborhoodScout.com

## EMPLOYMENT INDUSTRIES

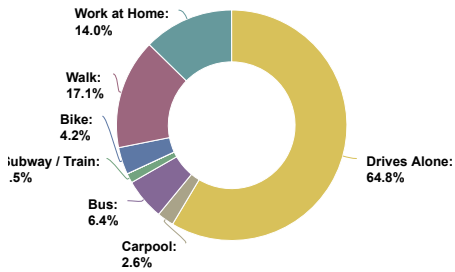


## COMMUTE TO WORK

### AVERAGE ONE-WAY COMMUTE TIME

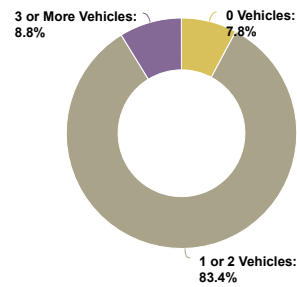


## MEANS OF TRANSPORT



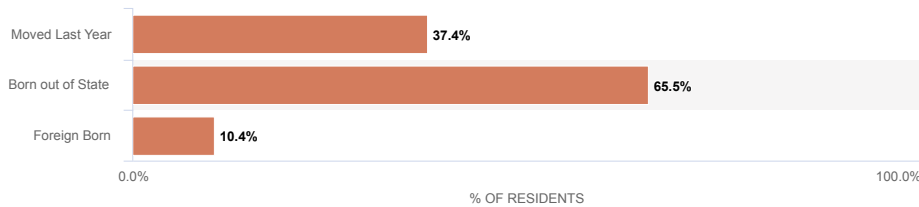
NeighborhoodScout.com

## VEHICLES PER HOUSEHOLD



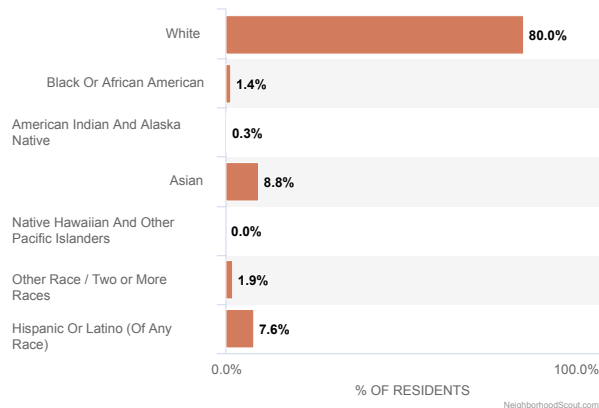
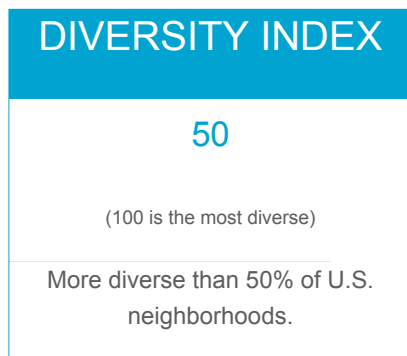
NeighborhoodScout.com

## MIGRATION & MOBILITY



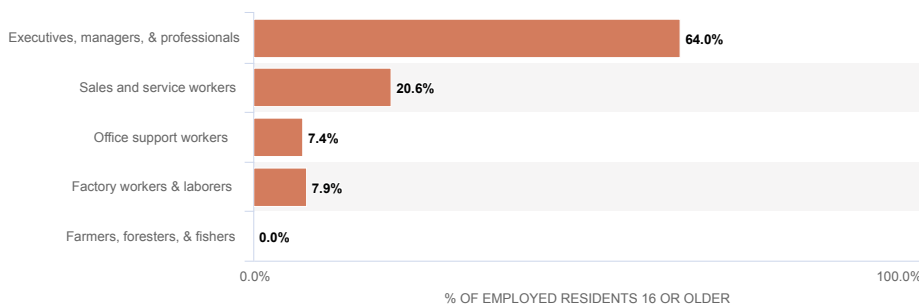
NeighborhoodScout.com

## RACE & ETHNIC DIVERSITY



NeighborhoodScout.com

## OCCUPATIONS

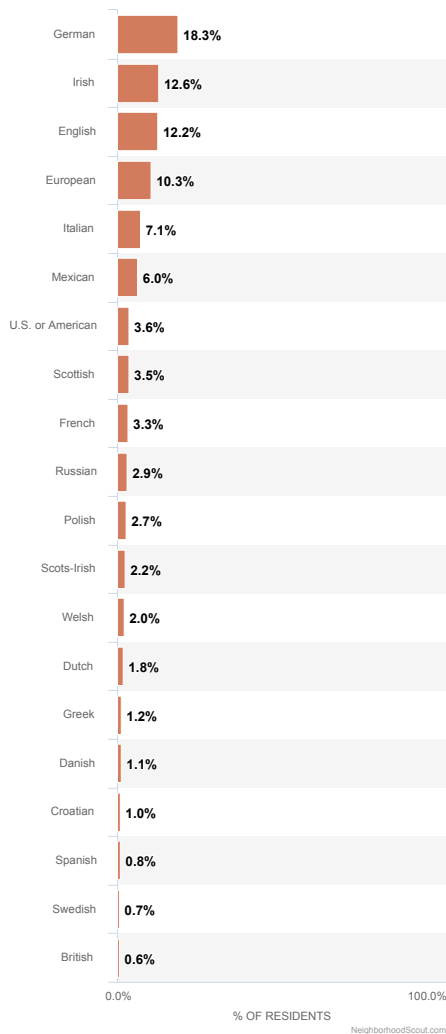


NeighborhoodScout.com

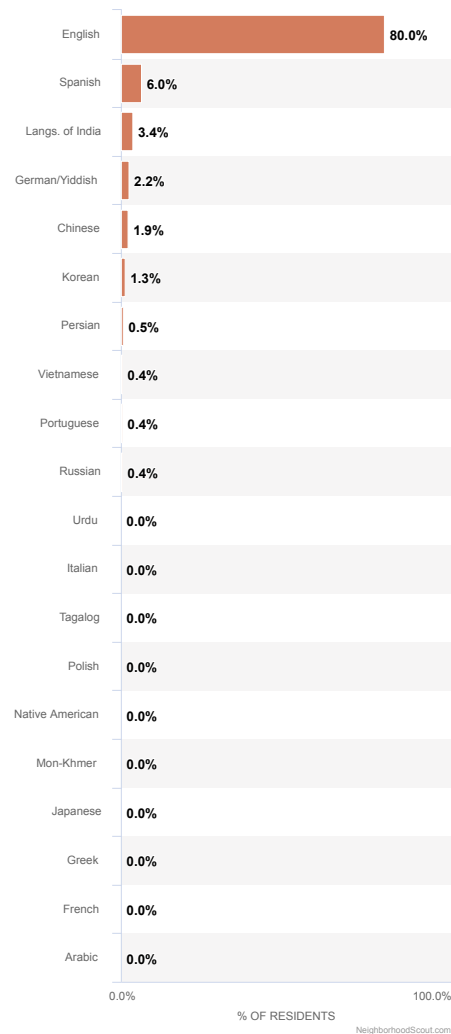


## ANCESTERIES & LANGUAGES SPOKEN

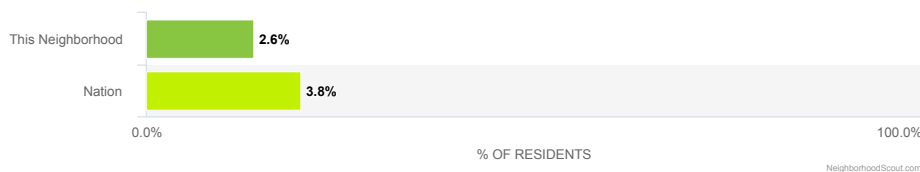
### ANCESTRY (TOP 20)



### LANGUAGES SPOKEN (TOP 20)

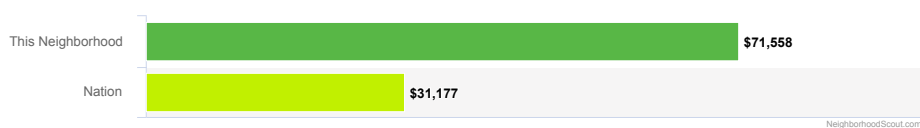


## UNEMPLOYMENT RATE

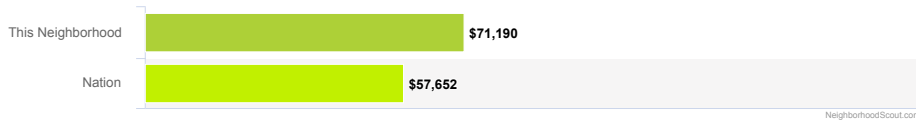


## AVERAGE INCOME

### PER CAPITA INCOME ⚡

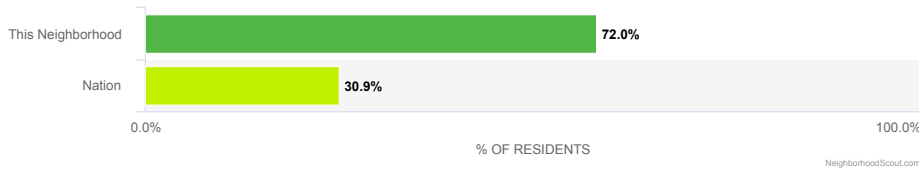


## MEDIAN HOUSEHOLD INCOME

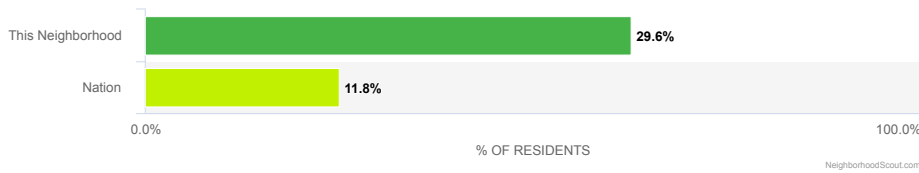


## EDUCATION

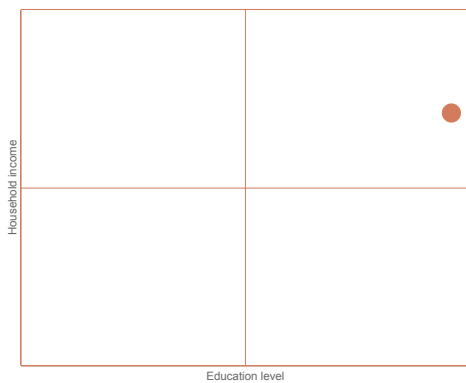
### PERCENT WITH COLLEGE DEGREE



### PERCENT WITH ADVANCE DEGREE



## INCOME AND EDUCATION



## THE 1611 W 10TH ST NEIGHBORHOOD CRIME

67 Vital Statistics. 1 Condition Alert found.

### NEIGHBORHOOD CRIME DATA

**TOTAL CRIME INDEX**

32

(100 is safest)

Safer than 32% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	14	119	133
Crime Rate (per 1,000 residents)	3.65	31.02	34.67

### NEIGHBORHOOD VIOLENT CRIME

**VIOLENT CRIME INDEX**

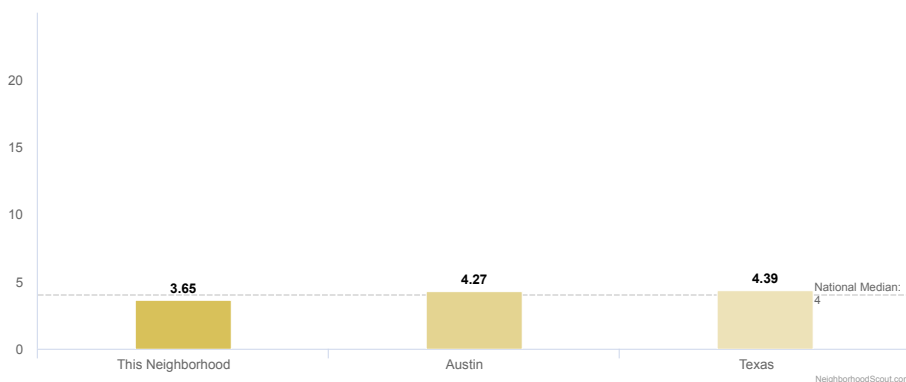
39

(100 is safest)

Safer than 39% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
46	38	34	43
100 is safest	100 is safest	100 is safest	100 is safest

### VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME		
1 IN 274	1 IN 234	1 IN 228
in this Neighborhood	in Austin	in Texas

## AUSTIN VIOLENT CRIMES

POPULATION: 950,715

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	26	840	993	2,199
Rate per 1,000	0.03	0.88	1.04	2.31

## UNITED STATES VIOLENT CRIMES

POPULATION: 325,719,178

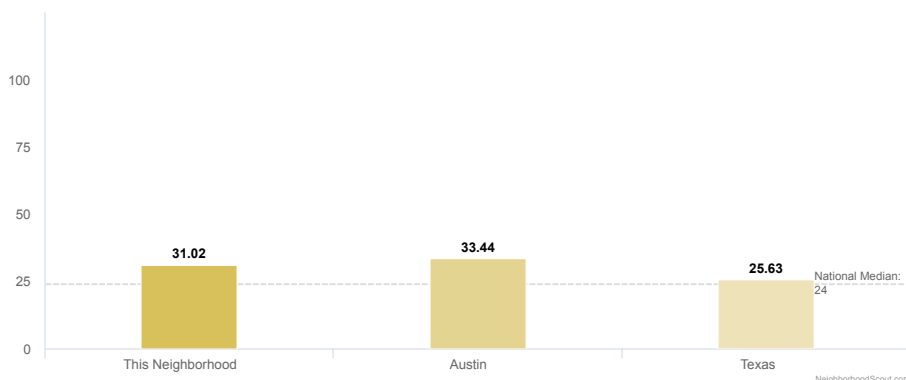
	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	17,284	135,755	319,356	810,825
Rate per 1,000	0.05	0.42	0.98	2.49

## NEIGHBORHOOD PROPERTY CRIME

**PROPERTY CRIME INDEX**  
**30**  
 (100 is safest)  
 Safer than 30% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
<b>54</b> 100 is safest	<b>22</b> 100 is safest	<b>92</b> 100 is safest ⚡

## PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



## MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

<b>1 IN 32</b>	<b>1 IN 30</b>	<b>1 IN 39</b>
in this Neighborhood	in Austin	in Texas

## AUSTIN PROPERTY CRIMES

POPULATION: 950,715

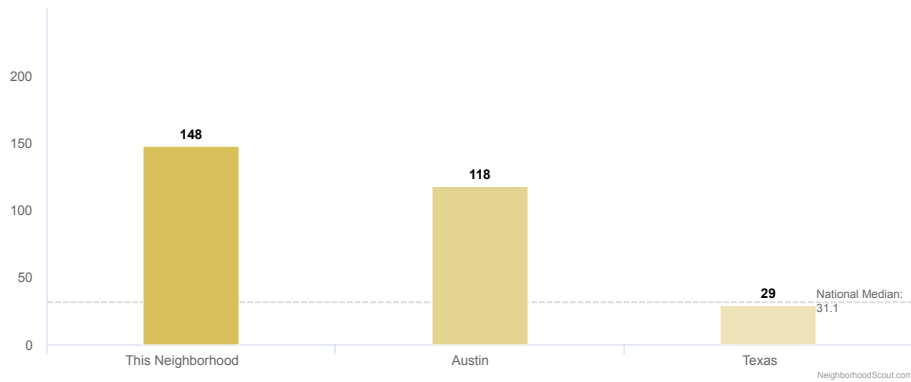
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,414	25,288	2,090
Rate per 1,000	4.64	26.60	2.20

## UNITED STATES PROPERTY CRIMES

POPULATION: 325,719,178

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,401,840	5,519,107	773,139
Rate per 1,000	4.30	16.94	2.37

## CRIME PER SQUARE MILE



## THE 1611 W 10TH ST NEIGHBORHOOD SCHOOLS

### SCHOOL RATING INFORMATION

SCHOOL QUALITY	ADDRESS SCHOOL QUALITY RATING
<p><b>63</b></p> <p>(100 is best)</p> <p>Better than 63% of U.S. schools.</p>	<p>Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ</p>

### SCHOOLS THAT SERVE THIS ADDRESS \*

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX	QUALITY RATING COMPARED TO NATION
<a href="#">Austin H S School</a>			
1715 W Cesar Chavez Austin, TX 78703	09-12	8	6
<a href="#">Mathews Elementary School</a>			
906 W Lynn St Austin, TX 78703	PK-06	9	9
<a href="#">O Henry Middle School</a>			
2610 W 10 Th St Austin, TX 78703	06-08	7	6

\* Depending on where you live in the neighborhood, your children may attend certain schools from the above list and not others. In some cases, districts allow students to attend schools anywhere in the district. Always check with your local school department to determine which schools your children may attend based on your specific address and your child's grade-level.

### NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	72.0%
Children In The Neighborhood Living In Poverty ⚡	4.2%

### THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

#### AUSTIN ISD

<b>83,648</b> Students Enrolled in This District	<b>130</b> Schools in District	<b>14</b> Students Per Classroom
---	-----------------------------------	-------------------------------------

**DISTRICT QUALITY COMPARED TO TEXAS**

5

(10 is best)

Better than 49.5% of TX school districts.

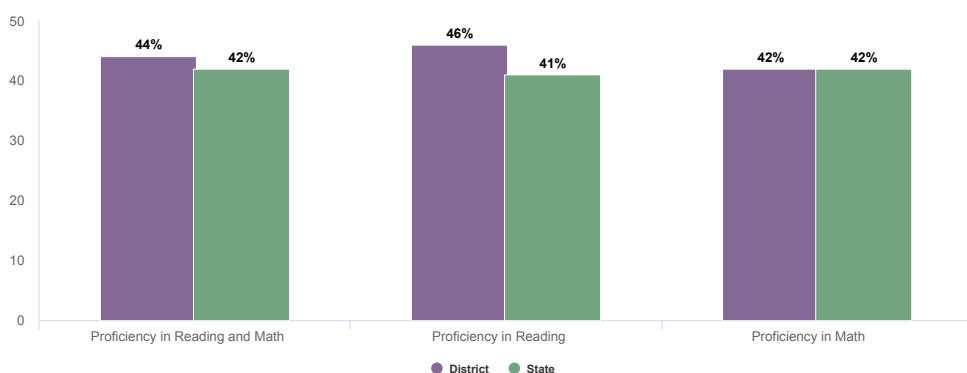
**DISTRICT QUALITY COMPARED TO U.S. ①**

4

(10 is best)

Better than 37.5% of US school districts.

## Public School Test Scores (No Child Left Behind)




## School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	27.4%	29.2%
Black	8.1%	12.9%
Hispanic	60.4%	53.4%
Asian Or Pacific Islander	4.0%	4.1%
American Indian Or Native Of Alaska	0.2%	0.4%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	56.9%	58.7%
FREE LUNCH ELIGIBLE	51.5%	52.7%
REDUCED LUNCH ELIGIBLE	5.4%	6.0%

## Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,625	\$480,093,750	44.2%
Support Expenditures			
Student	\$435	\$37,127,250	3.4%
Staff	\$664	\$56,672,400	5.2%
General Administration ⚡	\$73	\$6,230,550	0.6%

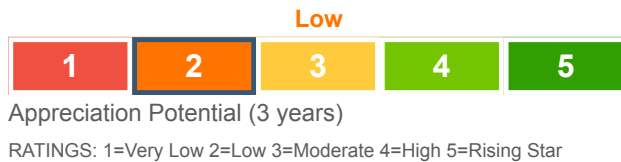
FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
School Administration	\$611	\$52,148,850	4.8%
Operation	\$1,070	\$91,324,500	8.4%
Transportation	\$350	\$29,872,500	2.8%
Other	\$408	\$34,822,800	3.2%
Total Support	\$3,611	\$308,198,850	28.4%
Non-instructional Expenditures 	\$3,477	\$296,761,950	27.3%
Total Expenditures	<b>\$12,714</b>	<b>\$1,085,139,900</b>	<b>100.0%</b>



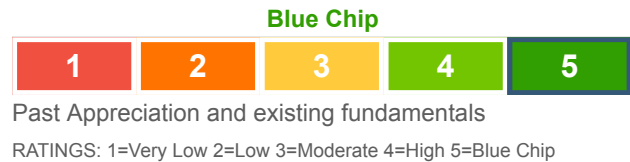
## THE 1611 W 10TH ST TRENDS AND FORECAST

### SCOUT VISION® SUMMARY

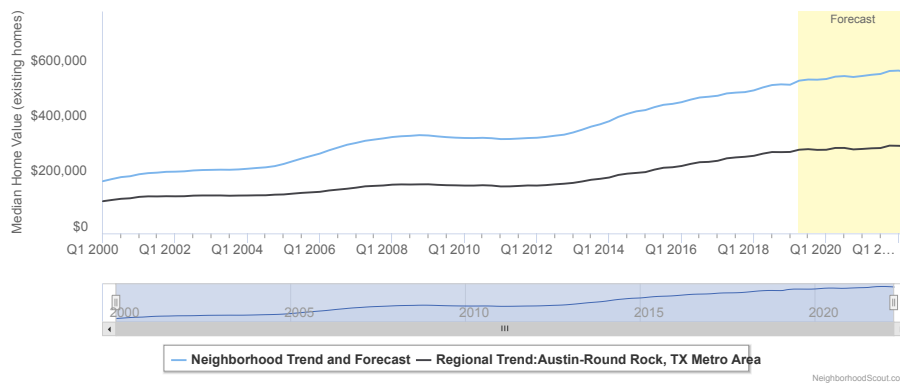
#### RISING STAR INDEX ⓘ



#### BLUE CHIP INDEX ⓘ



### SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



### SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2019 Q2 - 2022 Q2	8.28% ↑	2.69% ↑	7	3
Latest Quarter: 2018 Q4 - 2019 Q1 ⚡	-0.26% ↓	-1.02% ↓	6	2
Last 12 Months: 2018 Q1 - 2019 Q1	3.93% ↑	3.93% ↑	5	5
Last 2 Years: 2017 Q1 - 2019 Q1	7.99% ↑	3.92% ↑	2	3
Last 5 Years: 2014 Q1 - 2019 Q1	32.51% ↑	5.79% ↑	2	7
Last 10 Years: 2009 Q1 - 2019 Q1 ⚡	51.83% ↑	4.26% ↑	4	9
Since 2000: 2000 Q1 - 2019 Q1 ⚡	160.22% ↑	5.31% ↑	9	10

\* 10 is highest

## KEY PRICE DRIVERS AT THIS LOCATION

### Pros

Factors likely to drive home values upward over the next few years or indicators of upward trends already underway.

- + Real Estate Values Nearby
- + Access to High Paying Jobs
- + School Performance

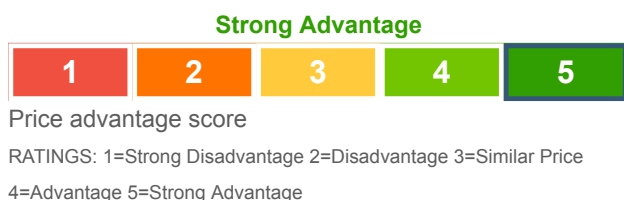
### Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Income Trend
- Regional Housing Market Outlook
- Educated Population Trend

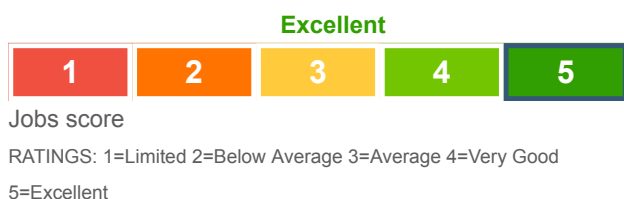
## SCOUT VISION® PROXIMITY INDEX

### PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ



<b>\$368</b>
Neighborhood price per sqft
<b>\$525</b>
Average Nearby Home Price per sqft

### ACCESS TO HIGH PAYING JOBS ⓘ



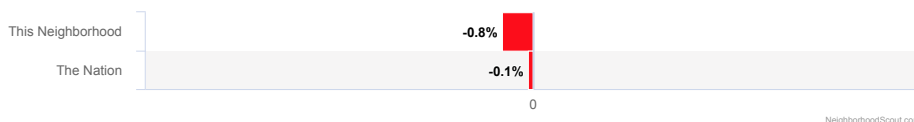
### JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	18392
10 minutes	139552
15 minutes	228767
20 minutes	291494
30 minutes	366409
45 minutes	405459
60 minutes	427692

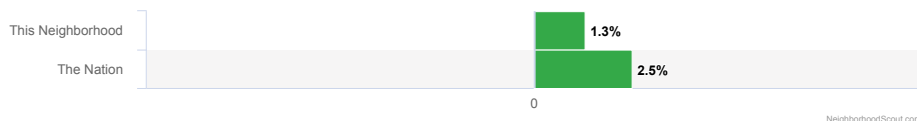
\*Annual salary of \$75,000 or more

## SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

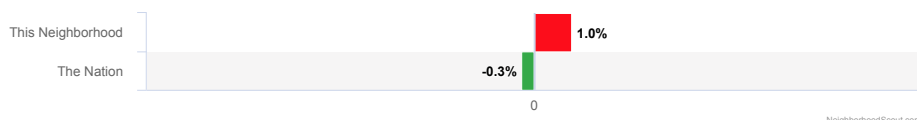
### AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



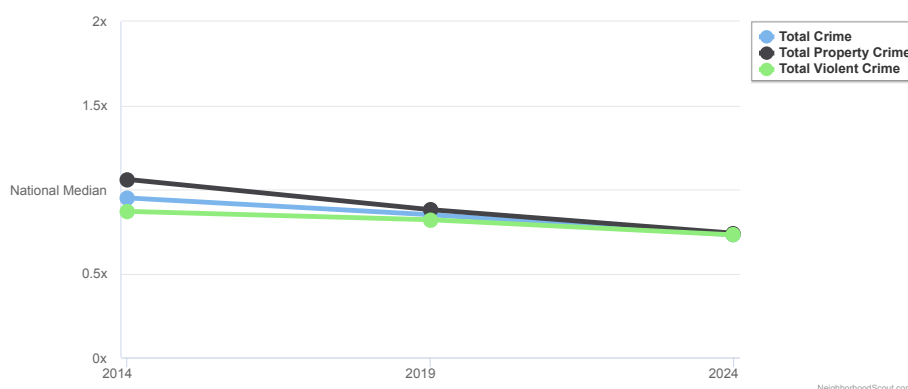
## AVG. ANNUAL RENT PRICE TREND Over last 5 years



## AVG. ANNUAL VACANCY TRENDS Over last 5 years

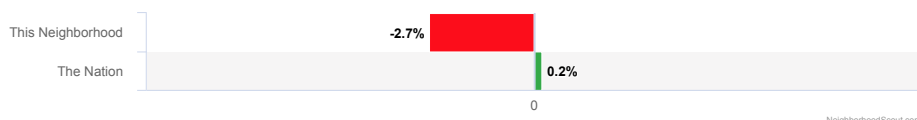


## SCOUT VISION® CRIME TRENDS AND FORECAST



## SCOUT VISION® EDUCATION TRENDS AND FORECAST

### AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years ⚡



### AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years

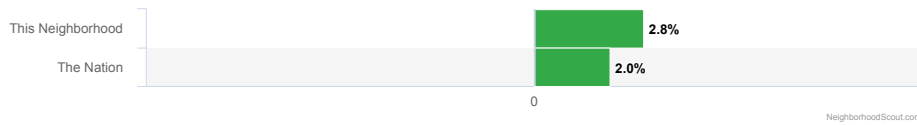


## SCOUT VISION® ECONOMIC TRENDS AND FORECAST

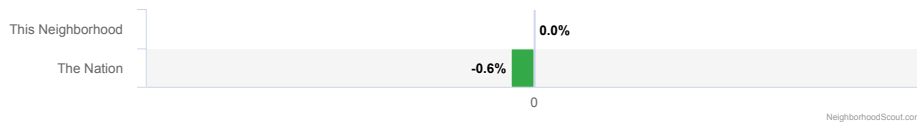
### AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years ⚡



## AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



## AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



## SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	3,569	4,352	⚡ 21.94% ↑
1 Mile	10,144	11,548	⚡ 13.84% ↑
3 Miles	110,225	121,149	9.91% ↑
5 Miles	263,765	287,273	⚡ 8.91% ↑
10 Miles	735,507	810,463	⚡ 10.19% ↑
15 Miles	1,066,879	1,183,215	⚡ 10.90% ↑
25 Miles	1,560,854	1,795,200	⚡ 15.01% ↑
50 Miles	2,026,510	2,341,239	⚡ 15.53% ↑

## SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

### AUSTIN-ROUND ROCK, TX METRO AREA REGIONAL INVESTMENT POTENTIAL ⓘ

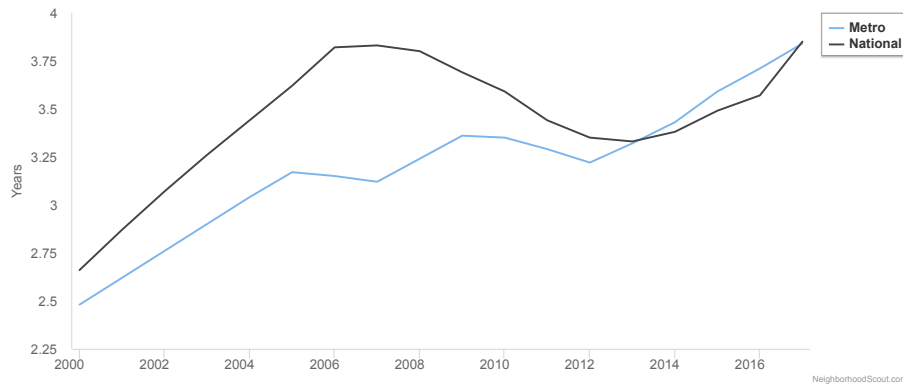


Regional Appreciation Potential (3yr)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Very High

## HOUSING AFFORDABILITY TRENDS: AUSTIN-ROUND ROCK, TX METRO AREA ⓘ

Years of average household income needed to buy average home



2.48 Region's Historical Low	3.84 Region's Historical High	3.84 Current ⚡
---------------------------------	----------------------------------	-------------------

## REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.11% ↑	⚡ 10	2.50% ↑	⚡ 10
Job Growth	6.33% ↑	⚡ 10	1.68% ↑	8
Income Trend (Wages)	14.52% ↑	⚡ 10	7.18% ↑	⚡ 10
Unemployment Trend	-0.38% ↓	3	-0.02% ↓	6
Stock Performance of Region's Industries	27.92% ↑	⚡ 9	5.06% ↑	8
Housing Added	5.88% ↑	⚡ 10	3.17% ↑	⚡ 10
Vacancy Trend	-1.40% ↓	8	0.24% ↑	5

\* 10 is highest

### Disclaimer

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by location inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided

"As is" without any warranties of any kind. Location inc. Expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. Further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user's sole cost and expense. By using the site you agree to our [Terms of Use](#).

## ABOUT THE 1611 W 10TH ST NEIGHBORHOOD

### Real Estate Prices and Overview

This neighborhood's median real estate price is \$535,991, which is more expensive than 96.0% of the neighborhoods in Texas and 86.5% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,124, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 93.6% of the neighborhoods in Texas.

This is a suburban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and single-family homes. Most of the residential real estate is renter occupied. Many of the residences in this neighborhood are newer, built in 2000 or more recently. A number of residences were also built between 1970 and 1999.

Vacant apartments or homes are a major fact of life in this neighborhood. The current real estate vacancy rate here is 17.3%. This is higher than the rate of vacancies in 80.4% of all U.S. neighborhoods. In addition, most vacant housing here is vacant year round. This can sometimes be the case in neighborhoods dominated by new construction that is not yet occupied. But often neighborhoods with vacancy rates this high are places that can be plagued by a protracted vacancy problem. If you live here, you may find that a number of buildings in your neighborhood are actually empty.

### Notable & Unique Neighborhood Characteristics

Many things matter about a neighborhood, but the first thing most people notice is the way a neighborhood looks and its particular character. For example, one might notice whether the buildings all date from a certain time period or whether shop signs are in multiple languages. This particular neighborhood in Austin, the W Cesar Chavez St / N Lamar Blvd neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

### Notable & Unique: People

The types of households in a neighborhood can tell a lot about the character and lifestyle of those living here. NeighborhoodScout's exclusive analysis reveals that this neighborhood, above nearly every neighborhood in America, has a greater percentage of its residents living alone: 62.6%. This is a higher percent living alone than we found in 99.5% of all U.S. neighborhoods. Often residents who live alone are new arrivals to an area who are single, and often senior citizens who have lost a spouse.

In addition, the rate of college educated adults in the W Cesar Chavez St / N Lamar Blvd neighborhood is a unique characteristic of the neighborhood. 72.0% of adults here have received at least a 4-year bachelor's degree, compared to the average neighborhood in America, which has 22.6% of the adults with a bachelor's degree. The rate here is higher than NeighborhoodScout found in 96.4% of all U.S. neighborhoods.

## Notable & Unique: Real Estate

The W Cesar Chavez St / N Lamar Blvd neighborhood is very unique in that it has one of the highest proportions of one, two, or no bedroom real estate of any neighborhood in America. Most neighborhoods have a mixture of home or apartment sizes from small to large, but here the concentration of studios and other small living spaces is at near-record heights. With 88.8% of the real estate here of this small size, this most assuredly is a notable feature that makes this neighborhood unique, along with just a handful of other neighborhoods in the U.S. that share this characteristic.

In addition, the real estate in the W Cesar Chavez St / N Lamar Blvd neighborhood really stands out in the way it looks for a unique reason: this neighborhood has a higher proportion of apartment complexes or high-rise apartments than nearly every neighborhood in the country. Most neighborhoods are a mixture of real estate and housing types, but here it is almost entirely dominated by big apartment buildings and complexes. In fact, 70.3% of the real estate here is classified as apartment complexes or high-rise apartments, which is more than is found in 95.8% of American neighborhoods.

Furthermore, homes built from 2000 through today make up a higher proportion of the W Cesar Chavez St / N Lamar Blvd neighborhood's real estate landscape than 95.1% of the neighborhoods in America. When you are driving around this neighborhood, you'll notice right away that it is one of the newest built of any, with the smell of fresh paint, and the look of young landscaping nearly everywhere you look. In fact, 49.2% of the residential real estate here is classified as newer.

## Notable & Unique: Modes of Transportation

In the W Cesar Chavez St / N Lamar Blvd neighborhood, many people's commute means walking from the bedroom to the home office. NeighborhoodScout's analysis found that 14.0% of residents worked from home. This may not seem like a large number, but Scout's research shows that this is a higher percentage of people working from home than 97.5% of the neighborhoods in America. Often people who work from home are engaged in the creative or technological economy, such as is found in areas around Boston, and in Silicon Valley. Other times, people may be engaged in other businesses like trading stocks from home, or running a small beauty salon.

Also, more people in W Cesar Chavez St / N Lamar Blvd choose to walk to work each day (17.1%) than almost any neighborhood in America. If you are attracted to the idea of being able to walk to work, this neighborhood could be a good choice.

Finally, if your dream is to be able to ride your bike to work each day, look no further than this unique neighborhood. With 4.2% of residents in the W Cesar Chavez St / N Lamar Blvd neighborhood commuting on a bicycle to and from work daily, this neighborhood has more bicycle commuters than 96.6% of all neighborhoods in the U.S., according to NeighborhoodScout's exclusive analysis.

## Notable & Unique: Occupations

The W Cesar Chavez St / N Lamar Blvd neighborhood has a higher proportion of its residents employed as executives, managers and professionals than 95.0% of the neighborhoods in America. In fact, 64.0% of the employed people here make a living as an executive, a manager, or other professional. With such a high concentration, this truly shapes the character of this neighborhood, and to a large degree defines what this neighborhood is about.

## Notable & Unique: Migration / Stability

The freedom of moving to new places versus the comfort of home. How much and how often people move not only can create diverse and worldly neighborhoods, but simultaneously it can produce a loss of intimacy with one's surroundings and a lack of connectedness to one's neighbors. NeighborhoodScout's exclusive research has identified this neighborhood as unique with regard to the transience of its populace. In the W Cesar Chavez St / N Lamar Blvd



neighborhood, a greater proportion of the residents living here today did not live here five years ago than is found in 97.6% of U.S. Neighborhoods. This neighborhood, more than almost any other in America, has new residents from other areas.

### Notable & Unique: Diversity

Did you know that the W Cesar Chavez St / N Lamar Blvd neighborhood has more Croatian and Iranian ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 1.0% of this neighborhood's residents have Croatian ancestry and 0.5% have Iranian ancestry.

W Cesar Chavez St / N Lamar Blvd is also pretty special linguistically. Significantly, 2.2% of its residents five years old and above primarily speak German/Yiddish at home. While this may seem like a small percentage, it is higher than 97.5% of the neighborhoods in America.

## The Neighbors

### The Neighbors: Income

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in the W Cesar Chavez St / N Lamar Blvd neighborhood in Austin are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 71.3% of the neighborhoods in America. In addition, 4.2% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 75.1% of America's neighborhoods.

### The Neighbors: Occupations

A neighborhood is far different if it is dominated by enlisted military personnel rather than people who earn their living by farming. It is also different if most of the neighbors are clerical support or managers. What is wonderful is the sheer diversity of neighborhoods, allowing you to find the type that fits your lifestyle and aspirations.

In the W Cesar Chavez St / N Lamar Blvd neighborhood, 64.0% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 20.6% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (7.9%), and 7.4% in clerical, assistant, and tech support occupations.

## The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the W Cesar Chavez St / N Lamar Blvd neighborhood is English, spoken by 80.0% of households. Other important languages spoken here include Spanish, Langs. of India and German/Yiddish.

## The Neighbors: Ethnicity / Ancestry

Culture is the shared learned behavior of peoples. Undeniably, different ethnicities and ancestries have different cultural traditions, and as a result, neighborhoods with concentrations of residents of one or another ethnicities or ancestries will express those cultures. It is what makes the North End in Boston so fun to visit for the Italian restaurants, bakeries, culture, and charm, and similarly, why people enjoy visiting Chinatown in San Francisco.

In the W Cesar Chavez St / N Lamar Blvd neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as German (18.3%). There are also a number of people of Irish ancestry (12.6%), and residents who report English roots (12.2%), and some of the residents are also of Asian ancestry (8.8%), along with some Italian ancestry residents (7.1%), among others. In addition, 10.4% of the residents of this neighborhood were born in another country.

## Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in W Cesar Chavez St / N Lamar Blvd neighborhood spend between 15 and 30 minutes commuting one-way to work (42.2% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (64.8%) drive alone in a private automobile to get to work. In addition, quite a number also hop out the door and walk to work to get to work (17.1%) and 6.4% of residents also ride the bus for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



July 31, 2019

Dear Neighbors:

The Clarksville Community Development Corporation (CCDC) is sending you this letter as per the requirements of the City of Austin's Rental Housing Assistance Program and its "Good Neighbor Guidelines." We are writing to let you know that we will build a green, single-family home on the City-owned vacant lot at 1611 West 10<sup>th</sup> Street, which is located in the Clarksville National Register Historic District and in the Old West Austin Neighborhood Planning District. Its construction will help achieve one of the CCDC's key missions -- to keep Clarksville economically and ethnically diverse -- and will also help achieve Goal #3 of the Old West Austin Neighborhood Plan: "Maintain Social and Economic Diversity of Residents."

If we receive affordable bond fund money to help finance construction of the house, work will begin in January 2020 and should take about eight months. American Youth Works (AYW), <http://americanyouthworks.org>, will be the CCDC's general contractor. Its construction arm is Casa Verde Builders, <https://serviceyear.org/aywcvb/casa-verde-builders>. We've seen some of Casa Verde's work and it's top notch.

American Youth Works has already completed some preliminaries for us, like architectural plans. See attached. Note: The property will include 2 off-street parking places.

Once the house is built, the CCDC will rent it to a low-income family. And, as with all of our other rentals, the CCDC's professional property manager, Rose Gabriel, will manage the property. Before the family moves in however, we will host an open house for the neighborhood. You'll be invited, of course.

Throughout the project, the CCDC will post periodic progress updates on our blog at [www.clarksvillecdc.org](http://www.clarksvillecdc.org). And, we will also provide you with written advance notice if something is going to happen at the construction site that may cause you an inconvenience. In addition, if you have any questions or concerns during the construction period, you can contact Mary Reed, CCDC board president, at [clarksvilleweb@gmail.com](mailto:clarksvilleweb@gmail.com).

**Clarksville Community Development Corporation, PO Box 5975, Austin, TX 78763**

The CCDC was established in 1978 and is the City of Austin-recognized neighborhood organization for Clarksville. Our affordable housing program provides safe, attractive housing to 16 low-income families. The addresses of our rental properties are: 1007 A & B Charlotte, 1009 A & B Charlotte, 1011 A & B Charlotte, 1708 A & B West 10<sup>th</sup>, 1817 A & B West 10<sup>th</sup>, 1720 A & B West 11<sup>th</sup>, 1729 A & B West 11<sup>th</sup>, and 1821 A & B West 11<sup>th</sup>.

The organization also owns and manages the Pauline Brown Clarksville Neighborhood Center, 1807 West 11<sup>th</sup> and, under a long-term use agreement with the City of Austin, it manages and maintains the historic Haskell House, 1703 Waterston Ave.

The CCDC is the only organization of its kind operating an affordable housing program west of I-35 and one of just a few in the nation running such a program in an affluent neighborhood. For more information about the CCDC, please go to [www.clarksvillecdc.org](http://www.clarksvillecdc.org).

Our Best,

The CCDC Board of Directors

## City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

### (1) Preliminary Research

- ☒ Review the Neighborhood Plan (if applicable)

### (2) Neighborhood Notification

- ☒ Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

### (3) Pre-Application Engagement

- ☒ Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*
- ☒ Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

### (4) Application requirements

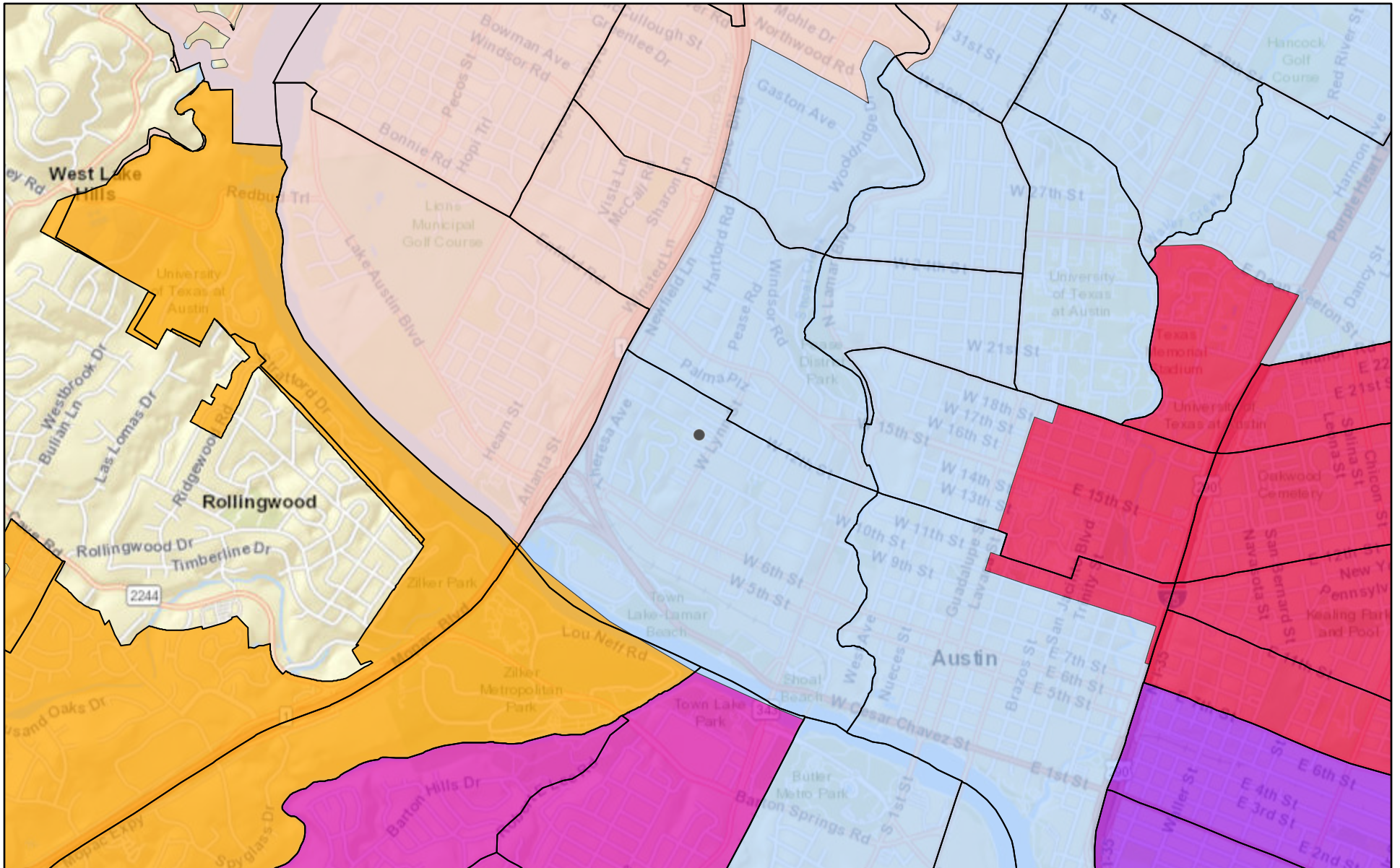
- ☒ Provide communications plan
- ☒ Provide documentation showing the content of the notice, and proof of delivery
- ☒ Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.

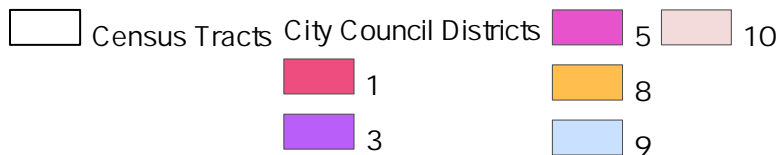
Mary Reed      Mary Reed      July 31, 2019  
Signed                                  printed name                                  date



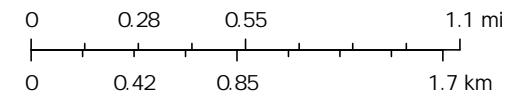
# ArcGIS Web Map



7/31/2019, 4:24:04 PM



1:36,112



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS  
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

# CITY OF AUSTIN - ZONING VERIFICATION LETTER

---

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

## Party Requesting Verification

Name: James Delgado  
Mailing Address:  
1901 E. Ben White Blvd.  
Austin, TX 78741

## Tax Parcel Identification Number

Agency: TCAD  
Parcel ID: 110066

## Zoning Classification(s)

Find definitions at <http://www.austintexas.gov/page/zoning-districts>

SF-3-NP

## Zoning Case Number(s)

Look up case info at [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

C14-02-0112

## Zoning Ordinance Number(s)

Look up ordinances at <http://austintexas.gov/edims/search.cfm>

020926-26

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

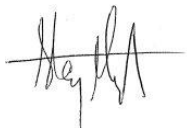
To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-land-development-code>

<http://austintexas.gov/department/zoning>

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Stacy Meeks, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.



7/30/2019

110066

# Phase I Environmental Site Assessment

Vacant Lot - 1611 W. 10th Street

1611 West 10th Street

Austin, Travis County, TX

August 16, 2018

Terracon Project No. 96187639



**Prepared for:**

City of Austin Real Estate Services  
Austin, Texas

**Prepared by:**

Terracon Consultants, Inc.  
Austin, Texas

[terracon.com](http://terracon.com)

**Terracon**

Environmental



Facilities



Geotechnical



Materials



August 16, 2018

City of Austin Real Estate Services  
505 Barton Springs Rd Ste 1350  
Austin, TX 78704



Attn: Mr. Justin Steinhauer  
P: (512) 974-7201  
E: justin.steinhauer@austintexas.gov


Re: Phase I Environmental Site Assessment  
Vacant Lot - 1611 W. 10th Street  
1611 West 10th Street  
Austin, Travis County, Texas 78703  
COA File No. 3111.690  
Assignment No. 119-239  
TCAD Parcel No. 01-1103-0307  
Owner: City of Austin  
Terracon Project No. 96187639

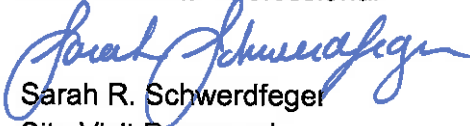
Dear Mr. Steinhauer:


Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Phase I Environmental Site Assessment (ESA) report for the above-referenced site. This assessment was performed in accordance with Terracon Proposal No. P96187639 dated July 25, 2018 and the Notice to Proceed dated July 26, 2018.

We appreciate the opportunity to be of service to you on this project. In addition to Phase I services, our professionals provide geotechnical, environmental, construction materials, and facilities services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our website at [www.terracon.com](http://www.terracon.com). If there are any questions regarding this report or if we may be of further assistance, please do not hesitate to contact us.

Sincerely,  
**Terracon Consultants, Inc.**

  
Shannon C. Quintanilla  
Environmental Professional

  
Sarah R. Schwerdfeger  
Site Visit Personnel

  
Hilary D. Johns, P.G.  
Authorized Project Reviewer

#### Attachments

Terracon Consultants Inc. 5307 Industrial Oaks Blvd, Ste 160 Austin, TX 78735-8821

P 512-442-1122 F 512-442-1181 [terracon.com](http://terracon.com)

Environmental



Facilities



Geotechnical



Materials

## TABLE OF CONTENTS

	Page No.
<b>EXECUTIVE SUMMARY .....</b>	<b>i</b>
Findings and Opinions .....	i
Significant Data Gaps .....	ii
Conclusions .....	ii
Recommendations .....	ii
<b>1.0 INTRODUCTION .....</b>	<b>1</b>
1.1 Site Description .....	1
1.2 Scope of Services.....	1
1.3 Standard of Care .....	1
1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps.....	2
1.5 Reliance.....	3
1.6 Client Provided Information.....	3
<b>2.0 PHYSICAL SETTING .....</b>	<b>4</b>
<b>3.0 HISTORICAL USE INFORMATION .....</b>	<b>5</b>
3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps.....	5
3.2 Historical City Directories.....	6
3.3 Site Ownership .....	7
3.4 Title Search .....	7
3.5 Environmental Liens and Activity and Use Limitations .....	7
3.6 Interviews Regarding Current and Historical Site Uses.....	8
3.7 Prior Report Review .....	8
<b>4.0 RECORDS REVIEW .....</b>	<b>8</b>
4.1 Federal and State/Tribal Databases.....	9
4.2 Local Agency Inquiries.....	12
4.3 Local Area Knowledge.....	12
<b>5.0 SITE RECONNAISSANCE .....</b>	<b>13</b>
5.1 General Site Information.....	13
5.2 Overview of Current Site Occupants .....	14
5.3 Overview of Current Site Operations.....	14
5.4 Site Observations .....	14
<b>6.0 ADJOINING PROPERTY RECONNAISSANCE.....</b>	<b>16</b>
<b>7.0 ADDITIONAL SERVICES .....</b>	<b>17</b>
<b>8.0 DECLARATION.....</b>	<b>17</b>

## APPENDICES

APPENDIX A	Exhibit 1 - Topographic Map, Exhibit 2 - Site Diagram
APPENDIX B	Site Photographs
APPENDIX C	Historical Documentation and User Questionnaire
APPENDIX D	Environmental Database Information
APPENDIX E	Credentials
APPENDIX F	Description of Terms and Acronyms/References/Notice to Proceed

## **EXECUTIVE SUMMARY**

This Phase I Environmental Site Assessment (ESA) was performed in accordance with Terracon Proposal No. P96187639 dated July 25, 2018 and the Notice to Proceed dated July 26, 2018, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The ESA was conducted under the supervision or responsible charge of Shannon C. Quintanilla, Environmental Professional. Sarah R. Schwerdfeger performed the site reconnaissance on August 14, 2018.

### **Findings and Opinions**

A summary of findings is provided below. It should be recognized that details were not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

#### Site Description and Use

The site is an approximate 0.077-acre tract of vacant, undeveloped land located at 1611 West 10th Street in Austin, Travis County, Texas.

#### Historical Information

Based on a review of the historical information, the site was vacant, undeveloped land from at least 1896 until 1920 when a residence was constructed onsite. The residence was removed from the site by the late 1960s. The surrounding properties were mostly vacant, undeveloped land with scattered residences from 1896 until the 1920s when further residential development was evident. The surrounding properties have remained relatively unchanged to the present day. West 10th Street has been evident north of the site since at least 1896.

#### Records Review

A review of the available regulatory database information was conducted for specified federal and state agencies. Review of the regulatory databases identified one EPA RCRANGR06 facility, two AUSTINHISTUST facilities, three AUSTINUST facilities, three TCEQ PST facilities, one TCEQ DCR facility, three TCEQ LPST facilities, one TCEQ APAR facility, one TCEQ VCP facility, one TCEQ IHW facility, and three TCEQ IHWCA facilities within the specified search distances. Based upon facility characteristics, environmental setting, and distance from the site, the identified facilities do not appear to constitute RECs in connection with the site as specified within the text of the report.

#### Site Reconnaissance

Based on site reconnaissance, RECs were not identified associated with the current site operations.

### Adjoining Properties

Property north of the site is West 10th Street followed by residences. Residences are located east, south, and west of the site. Indications of RECs were not observed with the adjoining properties.

### **Significant Data Gaps**

No Significant Data Gaps were identified.

### **Conclusions**

We have performed a Phase I ESA consistent with the procedures included in ASTM Practice E 1527-13 at 1611 West 10th Street in Austin, Travis County, Texas, the site. Recognized Environmental Conditions (RECs) or Controlled RECs (CREC) were not identified in connection with the site.

### **Recommendations**

Based on the scope of services, limitations, and conclusions of this assessment, Terracon did not identify RECs or CRECs. As such, no additional investigation is warranted at this time.

## 1.0 INTRODUCTION

### 1.1 Site Description

Site Name	Vacant Lot - 1611 W. 10th Street
Site Location/Address	1611 West 10th Street, Austin, Travis County, Texas
Land Area	Approximately 0.077 acres
Site Improvements	None
Anticipated Future Site Use	Residential Single Family Homesite
Purpose of the ESA	Innocent landowner defense

The location of the site is depicted on Exhibit 1 of Appendix A, which was reproduced from a portion of the USGS 7.5-minute series topographic map. The site and adjoining properties are depicted on the Site Diagram, which is included as Exhibit 2 of Appendix A. Acronyms and terms used in this report are described in Appendix F.

### 1.2 Scope of Services

This Phase I ESA was performed in accordance with Terracon Proposal No. P96187639 dated July 25, 2018 and the Notice to Proceed dated July 26, 2018, and was conducted consistent with the procedures included in ASTM E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The purpose of this ESA was to assist the client in developing information to identify RECs in connection with the site as reflected by the scope of this report. This purpose was undertaken through user-provided information, a regulatory database review, historical and physical records review, interviews, including local government inquiries, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. Limitations, ASTM deviations, and significant data gaps (if identified) are noted in the applicable sections of the report.

ASTM E1527-13 contains a new definition of "migrate/migration," which refers to "the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface." By including this explicit reference to migration in ASTM E1527-13, the Standard clarifies that the potential for vapor migration should be addressed as part of a Phase I ESA. This Phase I ESA has considered vapor migration in evaluation of RECs associated with the site.

### 1.3 Standard of Care

This ESA was performed in accordance with generally accepted practices of this profession, undertaken in similar studies at the same time and in the same geographical area. We have endeavored to meet this standard of care, but may be limited by conditions encountered during

performance, a client-driven scope of work, or inability to review information not received by the report date. Where appropriate, these limitations are discussed in the text of the report, and an evaluation of their significance with respect to our findings has been conducted.

Phase I ESAs, such as the one performed at this site, are of limited scope, are noninvasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the site beyond what is identified by the limited scope of this ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

#### **1.4 Additional Scope Limitations, ASTM Deviations and Data Gaps**

Based upon the agreed-on scope of services, this ESA did not include subsurface or other invasive assessments, vapor intrusion assessments or indoor air quality assessments (i.e. evaluation of the presence of vapors within a building structure), business environmental risk evaluations, or other services not particularly identified and discussed herein. Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request. Pertinent documents are referred to in the text of this report, and a separate reference section has not been included. Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Information obtained for this ESA was received from several sources that we believe to be reliable; nonetheless, the authenticity or reliability of these sources cannot and is not warranted hereunder. This ESA was further limited by the following:

- n Credentials of the company (Statement of Qualifications) have not been included in this report but are available upon request.
- n City directories are copyright protected and, therefore, reproductions are not provided in this report.
- n At the time of project set up, a written request was submitted to the local government agency regarding documented recognized environmental conditions on the site based on the address provided by the client. Records were not requested for off-site properties.
- n A response from the City of Austin was not received within the timeframe of this report.

- n Specific property boundaries for the site were not provided. References to the site property boundaries are based on observations during the site reconnaissance, and the actual site property boundaries may differ.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our conclusions, recommendations, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents our service to you as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based upon the site's current utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the most recent reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

## **1.5 Reliance**

This ESA report is prepared for the exclusive use and reliance of City of Austin Real Estate Services. Use or reliance by any other party is prohibited without the written authorization of City of Austin Real Estate Services and Terracon Consultants, Inc. (Terracon).

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and Terracon's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

## **1.6 Client Provided Information**

Prior to the site visit, Mr. Justin Steinhauer, client's representative, was asked to provide the following user questionnaire information as described in ASTM E1527-13 Section 6.

## Client Questionnaire Responses

Client Questionnaire Item	Client Did Not Respond	Client's Response	
		Yes	No
Specialized Knowledge or Experience that is material to a REC in connection with the site.			X
Actual Knowledge of Environmental Liens or Activity Use Limitations (AULs) that may encumber the site.			X
Actual Knowledge of a Lower Purchase Price because contamination is known or believed to be present at the site.			X
Commonly Known or Reasonably Ascertainable Information that is material to a REC in connection with the site.			X
Obvious Indicators of Contamination at the site.			X

Terracon's consideration of the client provided information did not identify RECs. A copy of the questionnaire is included in Appendix C.

## 2.0 PHYSICAL SETTING

Physical Setting Information		Source
Topography (Refer to Appendix A for an excerpt of the Topographic Map)		
Site Elevation	Approximately 540 to 560 feet (NGVD)	USGS Topographic Map, Austin West, Texas Quadrangle, 1988
Surface Runoff/ Topographic Gradient	Sloping toward the west-northwest based on topographic map and visual observations	
Closest Surface Water	Unnamed creek tributary to the Colorado River, approximately 370 feet to the northwest of the site	
Soil Characteristics		
Soil Type	Travis Soils and Urban Land (TuD)	Travis County, Texas USDA, Natural Resources Conservation Service Soil Survey issued 1974
Description	TuD – Occupies high terraces; surface layer of gravelly fine sandy loam; slowly permeable; high risk of corrosion to uncoated steel	
Geology/Hydrogeology		
Formation	Fluviatile terrace deposits (Qt)	“Austin Sheet,” Geologic Atlas of Texas, Bureau of Economic Geology, The University of Texas at Austin, 1974
Description	Sand, silt, clay, and gravel, yellow to orange-brown	



Physical Setting Information		Source
Estimated Depth to First Occurrence of Groundwater	Approximately 20 to 35 feet bgs	Terracon's Experience
Primary Aquifer	Trinity Group and Edwards Aquifer (outside the Edwards Aquifer Recharge and Transition Zones)	Groundwater Quality of Texas - An Overview of Natural and Man-Affected Conditions, Texas Water Commission, 1989
*Hydrogeologic Gradient	Not known - may be inferred to be parallel to topographic gradient (primarily to the west-northwest)	

\* The groundwater flow direction and the depth to shallow, unconfined groundwater, if present, would likely vary depending upon seasonal variations in rainfall and other hydrogeological features. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

### 3.0 HISTORICAL USE INFORMATION

Terracon reviewed the following historical sources to develop a history of the previous uses of the site and surrounding area, in order to help identify RECs associated with past uses. Copies of selected historical documents are included in Appendix C.

#### 3.1 Historical Topographic Maps, Aerial Photographs, Sanborn Maps

Readily available historical USGS topographic maps, selected historical aerial photographs (at approximately 10 to 15 year intervals) and historical fire insurance maps produced by the Sanborn Map Company were reviewed to evaluate land development and obtain information concerning the history of development on and near the site. Reviewed historical topographic maps, aerial photographs and Sanborn maps are summarized below.

Historical fire insurance maps produced by the Sanborn Map Company were requested from GeoSearch to evaluate past uses and relevant characteristics of the site and surrounding properties. GeoSearch provided Sanborn maps as summarized below.

- n Topographic map: Austin, Texas Quadrangle, **1896** (1:125,000)
- n Topographic map: Austin, Texas Quadrangle **1910** (1:125,000)
- n Sanborn Map: **1935**, Sheets 33 and 34
- n Aerial photograph: Agricultural Stabilization and Conservation Service (ASCS), **1940**, Frame: 8-21, 1"=400'
- n Aerial photograph: ASCS, **1951**, Frame: 3-152, 1"=400'
- n Aerial photograph: Army Mapping Service (AMS), **1953**, Frame: 2063, 1"=400'
- n Topographic map: Austin West, Texas Quadrangle, **1954** (1:24,000)
- n Aerial photograph: United States Geological Survey (USGS), **1954**, Frame: 1-55, 1"=400'

- n Topographic map: Lake Travis, Texas Quadrangle, **1959** (1:62,500)
- n Sanborn Map: **1961**, Sheets 33 and 34
- n Topographic map: Austin West, Texas Quadrangle, **1966** (1:24,000)
- n Aerial photograph: USGS, **1966**, Frame: 1-147, 1"=400'
- n Sanborn Map: **1971**, Sheets 33 and 34
- n Topographic map: Austin West, Texas Quadrangle, 1966 photorevised **1973** (1:24,000)
- n Aerial photograph: ASCS, **1973**, Frame: 173-113R, 1"=400'
- n Aerial photograph: Texas Department of Transportation (TxDOT), **1980**, Frame: 220, 1"=400'
- n Aerial photograph: USGS, **1981**, Frame: 143-81, 1"=400'
- n Topographic map: Austin West, Texas Quadrangle **1988** (1:24,000)
- n Aerial photograph: TxDOT, **1988**, Frame: 11-197, 1"=400'
- n Aerial photograph: USGS, **1995**, Frame: N/A, 1"=400'
- n Aerial photograph: United States Department of Agriculture (USDA), **2004, 2005, 2010, 2012, 2014, 2016**, Frame: N/A, 1"=400'

### Historical Maps and Aerial Photographs

Direction	Description
Site	Vacant, undeveloped land (1896-1910); a residence is evident (1935-1966); the residence has been removed (1971-2016)
North	West 10th Street is evident (1896-2016); vacant, undeveloped land (1896-1910); residences are evident (1935-2016)
East	Vacant, undeveloped land (1896-1910); residences are evident (1935-2016)
South	Vacant, undeveloped land and a residence (1896-1910); residences are evident (1935-2016)
West	Vacant, undeveloped land (1896-1910); residences are evident (1935-2016)

### 3.2 Historical City Directories

The InfoUSA, Polk, and Cole city directories used in this study were made available through GeoSearch (selected years reviewed: 1905-2016) and were reviewed at approximate five-year intervals, if readily available. Since these references are copyright protected, reproductions are not provided in this report. City directories for the site were not listed prior to 1910. The current street address for the site was identified as 1611 West 10th Street.

### Historical City Directories

Direction	Description
Site	<b>1611 W 10th</b> – No Listing (1905-1916); Residence (1920-1924); Vacant (1930); No Listing (1935); Residence (1940-1964); No Listing (1971-2016)

Direction	Description
North	<p><b>1610 W 10th</b> – No Listing (1905); Residence (1910-1960); No listing (1964-1971); No Current Listing (1977-1982); Residence (1987-2016)</p> <p><b>1612 W 10th</b> – No Listing (1905); Residence (1910-1971); No Current Listing (1977-1982); Residence (1987-2016)</p> <p><b>1614 W 10th</b> – No Listing (1905-1916); Residence (1920-1971); No Current Listing (1977-1982); Residence (1987-2016)</p> <p><b>1616 W 10th</b> – No Listing (1905-1930); Residence (1935-1997); No Current Listing (2001-2004); Residence (2011-2016)</p> <p><b>1618 W 10th</b> – No Listing (1905-1930); Residence (1935); No Listing (1940-1992); No Current Listing (1997-2001); No Listing (2004-2016)</p>
East	<p><b>1607 W 10th</b> – No Listing (1905-1949); Residence (1955-2016)</p> <p><b>1609 W 10th</b> – No Listing (1905-1916); Residence (1920-2016)</p>
South	<p><b>1608 W 9 1/2</b> – No Listing (1905-1920); Residence (1924-2016)</p> <p><b>1610 W 9 1/2</b> – No Listing (1905-1920); Residence (1924-2016)</p> <p><b>1612 W 9 1/2</b> – No Listing (1905-1940); Residence (1944-2016)</p>
West	<p><b>1613 W 10th</b> – No Listing (1905-1924); Residence (1930-2016)</p> <p><b>1615 W 10th</b> – No Listing (1905-1916); Residence (1920-1987); No Current Listing (1992-2001); Residence (2004-2016)</p>

### 3.3 Site Ownership

Based on a review of information obtained from the Travis Central Appraisal District website, the current site owner is City of Austin.

### 3.4 Title Search

The client provided a Commitment for Title Insurance policy issued by Alliant National Title Insurance Company for the site. Terracon is not a title abstract company; however, based on a review of the document provided, it appears that the current owner of the site as of the effective date May 10, 2018 is City of Austin. During the review of the provided title insurance documents, the abstractor did not identify environmentally significant easements (i.e. pipelines, mineral leases, etc.). A copy of the Commitment for Title Insurance policy is included in Appendix C.

### 3.5 Environmental Liens and Activity and Use Limitations

Based on a review of the title commitment records provided by the client, environmental liens or activity and use limitations were/were not identified. In addition, the GeoSearch regulatory database report included a review of both Federal and State Engineering Control (EC) and Institutional Control (IC) databases. Based on a review of the database report, the site was not listed on the EC or IC databases.

### **3.6 Interviews Regarding Current and Historical Site Uses**

The following individuals were interviewed regarding the current and historical use of the site.

#### **Interviews**

<b>Interviewer</b>	<b>Name / Phone #</b>	<b>Title</b>	<b>Date/Time</b>
Shannon C. Quintanilla	Justin Steinhauer / 512-974-7201	Owner Representative	August 14, 2018

Mr. Justin Steinhauer, current site owner representative, indicated that the City of Austin has owned the property since December of 1968 and as far as he was aware the site has always been a vacant, residential lot. Mr. Steinhauer, indicated that the City of Austin provides water and waste water to the site and Austin Energy provides electricity. Mr. Steinhauer was not aware of any pipelines, septic tanks, aboveground or underground storage tanks, water wells, landfill or quarrying activities, or hazardous waste activities on the site. Additionally, Mr. Steinhauer was not aware of any pending, threatened or past environmental litigation, proceedings or notices of possible violations of environmental laws or liability or potential environmental concerns in connection with the site.

### **3.7 Prior Report Review**

Terracon requested the client provide any previous environmental reports, permits, registrations, and geotechnical reports they are aware of for the site. Previous reports were not provided by the client to Terracon for review.

## **4.0 RECORDS REVIEW**

Regulatory database information was provided by GeoSearch, a contract information services company. The purpose of the records review was to identify RECs in connection with the site. Information in this section is subject to the accuracy of the data provided by the information services company and the date at which the information is updated. The scope herein did not include confirmation of facilities listed as "unmappable" by regulatory databases.

In some of the following subsections, the words up-gradient, cross-gradient and down-gradient refer to the topographic gradient in relation to the site. As stated previously, the groundwater flow direction and the depth to shallow groundwater, if present, would likely vary depending upon seasonal variations in rainfall and the depth to the soil/bedrock interface. Without the benefit of on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained.

#### 4.1 Federal and State/Tribal Databases

Listed below are the facility listings identified on federal and state/tribal databases within the ASTM-required search distances from the approximate site boundaries. Database definition, descriptions, and the database search report are included in Appendix D.

##### Federal Databases

Database	Description	Distance (miles)	Listings
BF	Brownfields Management System	0.5	0
SEMS	Superfund Enterprise Management System (formerly CERCLIS)	0.5	0
DNPL	Delisted National Priorities List	1.0	0
EC	Federal Engineering Institutional Control Sites	Site	0
ERNSTX	Emergency Response Notification System	Site	0
LUCIS	Land Use Control Information System	0.5	0
SEMSARCH	SEMS Archived Sites (formerly CERCLIS-NFRAP)	0.5	0
NLRRCRAG	No Longer Regulated RCRA Generator Facilities	0.1	0
NLRRCRAT	No Longer Regulated RCRA Non-CORRACTS TSD Facilities	0.5	0
NPL	National Priorities List	1.0	0
PNPL	Proposed National Priorities List	1.0	0
RCRAC	Resource Conservation & Recovery Act - Corrective Action Facilities	1.0	0
RCRAT	Resource Conservation & Recovery Act - Treatment Storage & Disposal Facilities	0.5	0

##### State/Tribal Databases

Database	Description	Distance (miles)	Listings
LUSTR06	Leaking Underground Storage Tanks On Tribal Lands (Region 6 States)	0.5	0
TXAPAR	Affected Property Assessment Reports	0.5	1
TXBSA	Brownfields Site Assessments	0.5	0
TXCALF	Closed & Abandoned Landfill Inventory	0.5	0
TXDCR	Dry Cleaner Registration Database	0.25	1
TXDCRPS	Dry Cleaner Remediation Program Sites	0.5	0
TXGWCC	Groundwater Contamination Cases	Site	0
TXHISTGWCC	Historic Groundwater Contamination Cases	Site	0
TXIHW	Industrial And Hazardous Waste Sites	0.1	1
TXIHWCA	Industrial And Hazardous Waste Corrective Action Sites	1.0	3
TXIOP	Innocent Owner / Operator Database	0.5	0

Database	Description	Distance (miles)	Listings
TXLIENS	TCEQ Liens	Site	0
TXLPST	Leaking Petroleum Storage Tanks	0.5	3
TXMSD	Municipal Setting Designations	Site	0
TXMSWLF	Municipal Solid Waste Landfill Sites	0.5	0
TXNOV	Notice Of Violations	Site	0
TXPIHW	Permitted Industrial Hazardous Waste Sites	0.1	0
TXPST	Petroleum Storage Tanks	0.1	3
TXRRCVCP	Railroad Commission VCP And Brownfield Sites	0.5	0
TXRWS	Radioactive Waste Sites	0.5	0
TXSF	State Superfund	1.0	0
TXSIEC01	State Institutional/Engineering Control Sites	Site	0
TXSPILLS	Spills Listing	Site	0
TXTIERII	Tier I I Chemical Reporting Program Facilities	0.5	0
TXVCP	Voluntary Cleanup Program	0.5	1
TXWMRF	Recycling Facilities	0.5	0
USTR06	Underground Storage Tanks On Tribal Lands (Region 6 States)	0.1	0

In addition to the above ASTM-required listings, Terracon reviewed other federal, state, local, and proprietary databases provided by the database firm. A list of the additional reviewed databases is included in the regulatory database report included in Appendix D.

The following table summarizes the site-specific information provided by the database and/or gathered by this office for identified facilities. Facilities are listed in order of proximity to the site. Additional discussion for selected facilities follows the summary table.

### Listed Facilities

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
AT&T 1601 W 10th St	Approximately 140 feet east / cross to up-gradient	AUSTINUST	No, based on regulatory status and distance
American Telephone and Telegraph 10th & Lynn Street	Approximately 140 feet east / cross to up-gradient	RCRANGR06, IHW	No, based on regulatory status and distance
Austin Jct Radio Relay Station 10th & Lynn Street	Approximately 140 feet east / cross to up-gradient	PST	No, based on regulatory status and distance

Facility Name And Location	Estimated Distance / Direction/Gradient	Database Listings	Is a REC, CREC, or HREC to the Site
Kwik Wash 1000 West Lynn Street	Approximately 150 feet east / cross gradient	AUSTINUST, PST	No, based on regulatory status and distance

#### AT&T

This facility was identified as an Austin Underground Storage Tank (AUSTINUST) listing located approximately 140 feet east of the site and topographically cross to up gradient relative to the site. No additional information was provided in the regulatory database. This facility's file was requested and obtained from the City of Austin UST Department. Based on a review of the file, this facility formerly operated one 3,000-gallon steel underground storage tank containing diesel that was removed from the ground in 1992. According to a map provided in the file, the former UST was located approximately 150 feet east of the site. Soil samples were collected from the tank pit and the back fill and analyzed for benzene, toluene, ethylbenzene, and xylenes (BTEX) and total petroleum hydrocarbons (TPH). The laboratory data was not provided within the file. However, based on the distance from the site and closed regulatory status, the former fuel management activities at this facility do not appear to constitute a REC in connection with the site.

#### American Telephone and Telegraph

This facility was identified as an EPA RCRANGR06 and TCEQ IHW facility located approximately 140 feet east of the site and topographically cross to up gradient relative to the site. According to the regulatory database, this facility is an inactive generator of corrosive waste with no violations or enforcements reported. This registration was inactivated because the facility was registered prior to 1994 and no waste activity was reported in 1994, 1995, and 1996. Based on the closed regulatory status and distance from the site, this facility does not appear to constitute a REC in connection with the site.

#### Austin Jct Radio Relay Station

Austin Jct Radio Relay Station was identified as a TCEQ PST facility located approximately 140 feet east of the site and topographically cross to up gradient relative to the site. According to the regulatory database, this facility formerly operated one 3,000-gallon steel underground storage tank containing diesel reportedly installed in 1950 and removed from the ground in 1992. Tank and pipe release detection equipment and spill prevention equipment were not reported for the UST. This facility's file was requested and obtained from the TCEQ Central File Room. Based on a review of the file, no additional information was provided. This facility is likely the same as the AT&T listing above. Based on this information, this listing does not appear to constitute a REC in connection with the site.

#### Kwik Wash

Kwik Wash was identified as a TCEQ PST and AUSTINUST facility located approximately 150 feet east of the site and topographically cross gradient relative to the site. According to the



regulatory database, this facility formerly operated two 6,000-gallon steel USTs that were reportedly installed in 1977 and removed from the ground in 1988. Tank and pipe release detection equipment and spill prevention equipment were not reported for the UST. This facility's file was requested and obtained from the TCEQ Central File Room. Based on a review of the file, one 6,000-gallon and one 8,000-gallon UST formerly containing gasoline were removed from the property in 1988. Two soil samples were collected from the tank pit and analyzed for BTEX. Based on the analytical results, concentrations of BTEX were below the laboratory equipment detection limits. A closure letter was issued for the facility by the Texas Water Commission (nka TCEQ) stating that the "closure is complete and no further action is necessary". Based on this information, this facility does not appear to constitute a REC in connection with the site.

The remaining facilities listed in the database report do not appear to represent RECs to the site at this time based upon regulatory status, apparent topographic gradient, and/or distance from the site.

Unmapped facilities are those that do not contain sufficient address or location information to evaluate the facility listing locations relative to the site. The report did not list facilities in the unmapped section.

## 4.2 Local Agency Inquiries

Agency Contacted/ Contact Method	Response
Texas Department of State Health Services / email	The DSHS response indicates that their records do not indicate any incidents of potential environmental concern on the site.
City of Austin / Online Open Records Request	At the issuance of the report a response has not been provided by the City of Austin.

## 4.3 Local Area Knowledge

### 4.3.1 Austin Fire Department

The Austin Fire Department (AFD) Hazardous Materials Alarm and Storage Location Databases were reviewed for records of hazardous materials or spills incidents on the site or on adjacent properties. A review of the databases did not identify incidents of potential environmental concern at the site.

### 4.3.2 Historic Landfills

A summary of area landfills prepared in 1984 by Underground Resource Management (URM) for the City of Austin Historical Commission and a 2004 Supplemental Assessment of Landfills in the Vicinity of Austin, Texas prepared by Geomatrix Consultants Inc. were reviewed for this report. Additionally, the Closed Landfill Inventory (CLI) for Travis County, available on the



Capital Area Council of Government website ([www.capcog.org](http://www.capcog.org)) and the Map Library of closed or abandoned landfills in the Austin area, available on the City of Austin website ([www.austintexas.gov](http://www.austintexas.gov)), were reviewed to identify unauthorized/unpermitted landfills within the general site vicinity. No historic landfills were identified within one-half mile of the site.

#### **4.3.3 City of Austin Watershed Protection Department**

The COA-WPD keeps records pertaining to USTs and reported spills and releases within the city of Austin, Texas. A review of the COA-WPD UST list identified no UST facilities on or adjacent to the site.

#### **4.3.4 Historic Underground Storage Tanks**

In early 2008, a review of City Council minutes was undertaken by the City of Austin for records of old underground storage tanks following the removal of a long-forgotten underground storage tank containing oil that was discovered in the downtown area. On March 28, 2008, the Austin American Statesman published an article titled "Under City, 1,000 Old Tanks Hiding?" Based on a review of this article, approximately 1,000 storage tanks were reportedly approved by the City Council for installation between 1909 and 1965. The current status of these tanks is generally unknown as some tanks may have been approved and not installed, some may have been removed, while others may remain in place (empty or not). The results of the City Council minutes search were compiled and are now available online ([http://www.ci.austin.tx.us/watershed/ust\\_web.htm](http://www.ci.austin.tx.us/watershed/ust_web.htm)). A review of this website revealed no reports of tank installation approval for the site or adjoining properties.

#### **4.3.5 Building Department Records**

A search was conducted for building permits on the City of Austin website; no permits of potential environmental concern were identified for the site.

#### **4.3.6 Zoning/Land Use Records**

According to the City of Austin website, the site is currently zoned as Family Residence – Neighborhood Plan Combining District (SF3-NP).

## **5.0 SITE RECONNAISSANCE**

### **5.1 General Site Information**

Information contained in this section is based on a visual reconnaissance conducted while walking through the site and the accessible interior areas of structures, if any, located on the site. The site and adjoining properties are depicted on the Site Diagram, which is included in Exhibit 2 of Appendix A. Photo documentation of the site at the time of the visual

reconnaissance is provided in Appendix B. Credentials of the individuals planning and conducting the site visit are included in Appendix E.

### General Site Information

Site Reconnaissance	
Field Personnel	Sarah R. Schwerdfeger
Reconnaissance Date	August 14, 2018
Weather Conditions	Bright and hot
Site Contact/Title	None
Site Utilities	
Drinking Water	City of Austin
Wastewater	City of Austin
Electric	Austin Energy
Natural Gas	Unknown

### 5.2 Overview of Current Site Occupants

The site is currently unoccupied.

### 5.3 Overview of Current Site Operations

The site is vacant, undeveloped land.

### 5.4 Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by an "X") are discussed in more detail following the table.

#### Site Characteristics

Category	Item or Feature	Observed or Identified
Site Operations, Processes, and Equipment	Emergency generators	
	Elevators	
	Air compressors	
	Hydraulic lifts	
	Dry cleaning	
	Photo processing	
	Ventilation hoods and/or incinerators	
	Waste treatment systems and/or water treatment systems	

Category	Item or Feature	Observed or Identified
	Heating and/or cooling systems	
	Paint booths	
	Sub-grade mechanic pits	
	Wash-down areas or carwashes	
	Pesticide/herbicide production or storage	
	Printing operations	
	Metal finishing (e.g., electroplating, chrome plating, galvanizing, etc.)	
	Salvage operations	
	Oil, gas or mineral production	
	Other processes or equipment	
Aboveground Chemical or Waste Storage	Aboveground storage tanks	
	Drums, barrels and/or containers <sup>3</sup> 5 gallons	
	MSDS or SDS	
Underground Chemical or Waste Storage, Drainage or Collection Systems	Underground storage tanks or ancillary UST equipment	
	Sumps, cisterns, French drains, catch basins and/or dry wells	
	Grease traps	
	Septic tanks and/or leach fields	
	Oil/water separators, clarifiers, sand traps, triple traps, interceptors	
	Pipeline markers	
	Interior floor drains	
Electrical Transformers/PCBs	Transformers and/or capacitors	X
	Other equipment	

Category	Item or Feature	Observed or Identified
Releases or Potential Releases	Stressed vegetation	
	Stained soil	
	Stained pavement or similar surface	
	Leachate and/or waste seeps	
	Trash, debris and/or other waste materials	
	Dumping or disposal areas	
	Construction/demolition debris and/or dumped fill dirt	
	Surface water discoloration, odor, sheen, and/or free floating product	
	Strong, pungent or noxious odors	
	Exterior pipe discharges and/or other effluent discharges	
Other Notable Site Features	Surface water bodies	
	Quarries or pits	
	Wastewater lagoons	
	Wells	

## Electrical Transformers/PCBs

### Transformers and/or capacitors

During Terracon's site visit, one pole-mounted transformer, owned and serviced by Austin Energy, was observed on the northwest corner of the site; however, no information with regard to PCB content of the transformer fluids was observed. Some transformers contain mineral oil which may contain PCBs. The transformer appeared to be rusted; however, no evidence of dielectric fluid leakage was observed on or below the unit at the time of the site reconnaissance. Austin Energy has acknowledged responsibility for cleanup of PCB or non-PCB spills for the transformer. Based on this information, the onsite transformer does not appear to constitute a REC in connection with the site.

## 6.0 ADJOINING PROPERTY RECONNAISSANCE

Visual observations of adjoining properties (from site boundaries) are summarized below.

### Adjoining Properties

Direction	Description
North	West 10th Street followed by residences
East	Residences

Direction	Description
South	Residences
West	Residences

RECs were not observed with the adjoining properties.

## 7.0 ADDITIONAL SERVICES

Per the agreed scope of services specified in the proposal, additional services (e.g. asbestos sampling, lead-based paint sampling, wetlands evaluation, lead in drinking water testing, radon testing, vapor encroachment screening, etc.) were not conducted.

## 8.0 DECLARATION

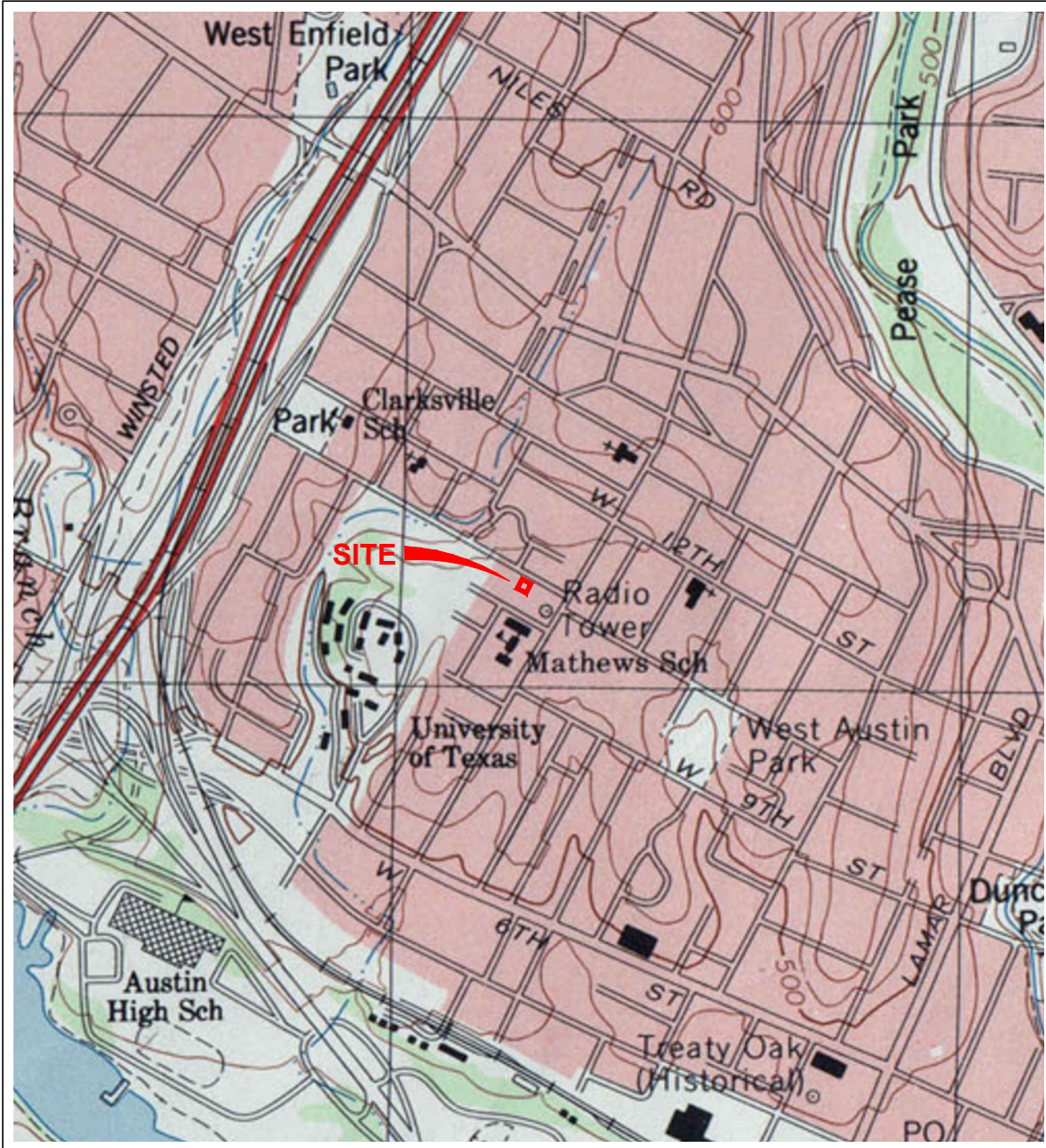
I, Shannon C. Quintanilla, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in Section 312.10 of 40 CFR 312; and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the site. I have developed and performed the All Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



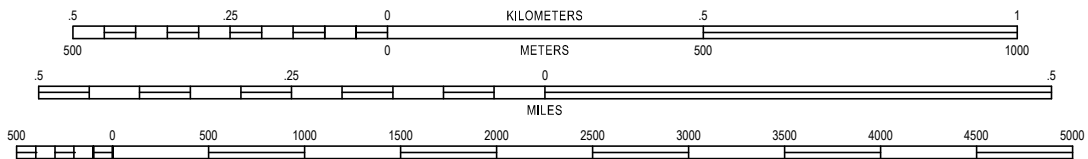
Shannon C. Quintanilla  
Environmental Professional

**APPENDIX A**  
**EXHIBIT 1 – TOPOGRAPHIC MAP**  
**EXHIBIT 2 – SITE DIAGRAM**





SCALE 1:12,000



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

Austin West, Texas  
30097-C7-TF-024  
1988

7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr:	SCQ
Drawn By:	ATX Drafting
Checked By:	SCQ
Approved By:	SCQ
Project No:	96187639
Scale:	AS SHOWN
File No:	96187639
Date:	Aug 15, 2018

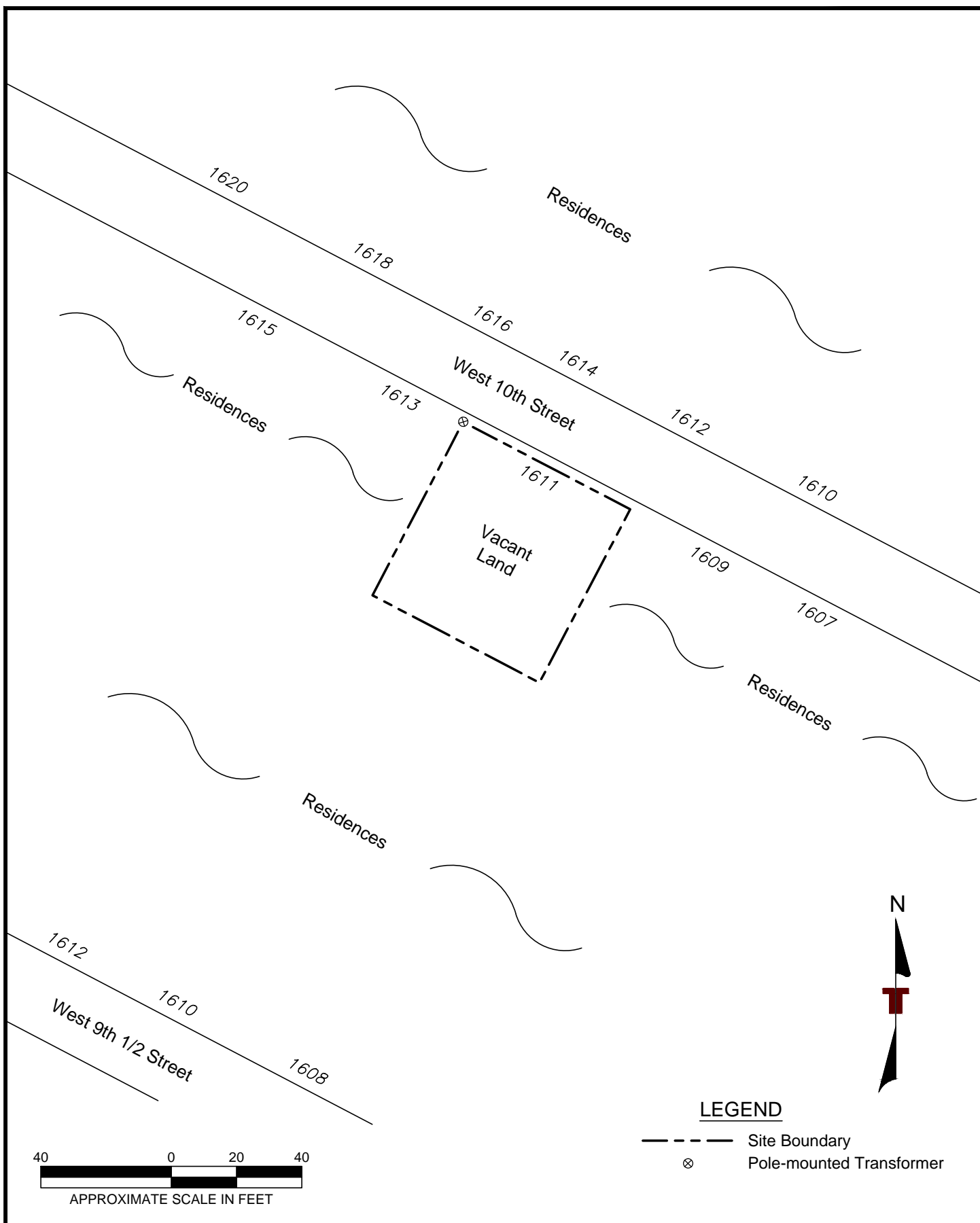
**Terracon**  
Consulting Engineers and Scientists  
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735  
PH. (512) 442-1122 FAX (512) 442-1181

## TOPOGRAPHIC MAP

Vacant Lot  
1611 West 10th Street  
Austin, Travis County, Texas

EXHIBIT

1



Project Mngr: SCQ	Project No. 96187639	<b>Terracon</b> Consulting Engineers and Scientists 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735 PH. (512) 442-1122 FAX (512) 442-1181	<b>SITE DIAGRAM</b>  <b>Vacant Lot</b> 1611 West 10th Street Austin, Travis County, Texas	<b>EXHIBIT</b>  <b>2</b>
Drawn By: ATX Drafting	Scale: AS SHOWN			
Checked By: SCQ	File No. 96187639			
Approved By: SCQ	Date: Aug 15, 2018			



**APPENDIX B**  
**SITE PHOTOGRAPHS**



**Photo 1** View of the site



**Photo 2** View of pole-mounted transformer onsite



**Photo 3** View of property north of the site



**Photo 4** View of property east of the site



**Photo 5** View of property south of the site



**Photo 6** View of property west of the site

**APPENDIX C**  
**HISTORICAL DOCUMENTATION AND USER QUESTIONNAIRE**

# Client/User Required Questionnaire



<b>Person Completing Questionnaire</b>	Name: Justin Steinhauer Company: Office of Real Estate Services	Phone: 512-974-7201 Email: Justin.Steinhauer@austintexas.gov
<b>Site Name</b>	1611 West 10th Street Vacant Residential Lot	
<b>Site Address</b>	1611 West 10th Street	
<b>Point of Contact for Access</b>	Name: Justin Steinhauer Company: Office of Real Estate Services	Phone: 512-974-7201 Email: Justin.Steinhauer@austintexas.gov
<b>Access Restrictions or Special Site Requirements?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
<b>Confidentiality Requirements?</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If yes, please explain)	
<b>Current Site Owner</b>	Name: City of Austin Company: Department of Public Works	Phone: Email:
<b>Current Site Operator</b>	Name: City of Austin Company: Department of Public Works	Phone: Email:
<b>Reasons for ESA</b> (e.g., financing, acquisition, lease, etc.)	Innocent landowner defense	
<b>Anticipated Future Site Use</b>	Residential Single Family Home site	
<b>Relevant Documents?</b>	Please provide Terracon copies of prior Phase I or II ESAs, Asbestos Surveys, Environmental Permits or Audit documents, Underground Storage Tank documents, Geotechnical Investigations, Site Surveys, Diagrams or Maps, or other relevant reports or documents.	

## ASTM User Questionnaire

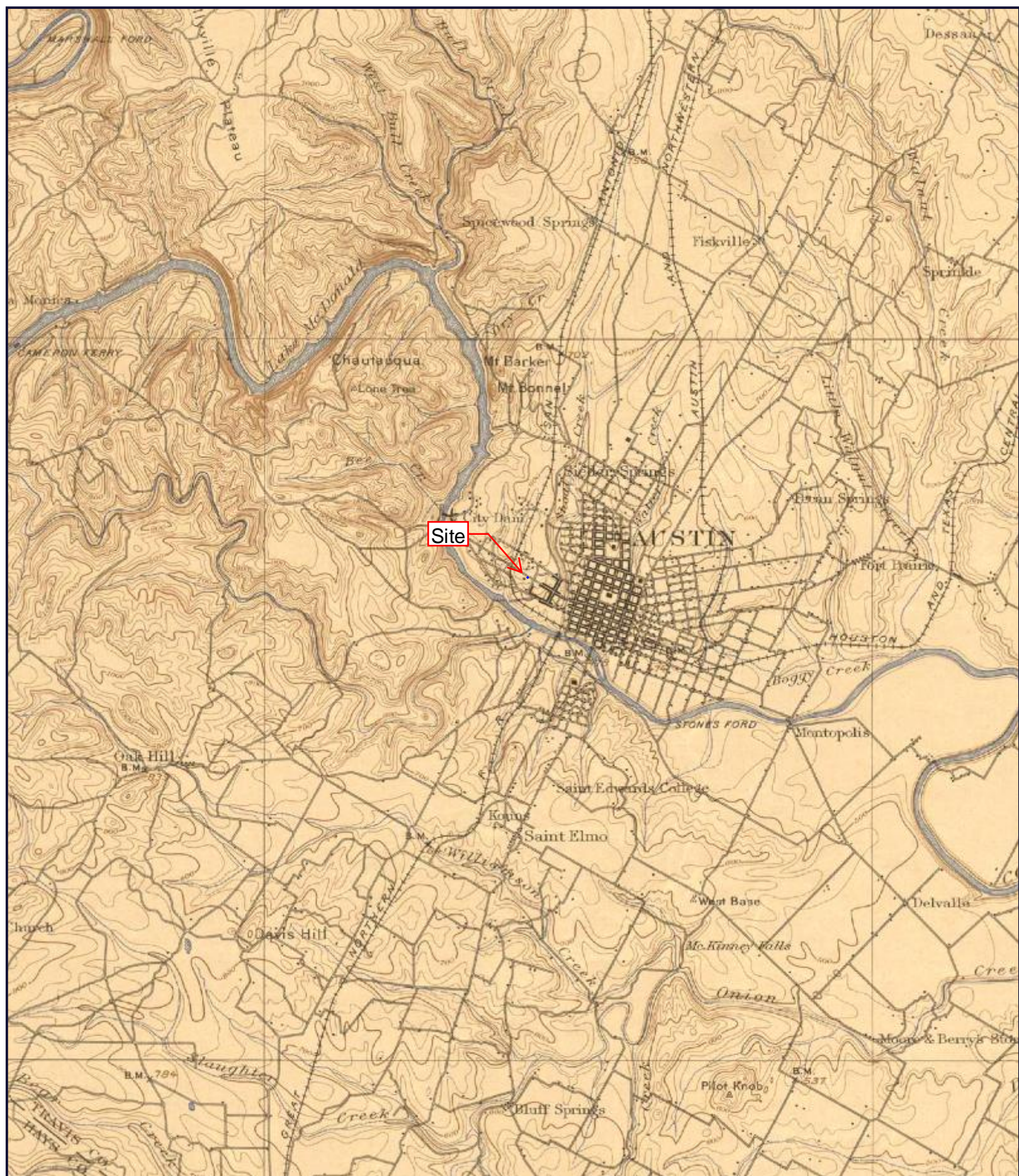
In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must respond to the following questions. Failure to provide this information to the environmental professional may result in significant data gaps, which may limit our ability to identify recognized environmental conditions resulting in a determination that "all appropriate inquiry" is not complete. This form represents a type of interview and as such, the user has an obligation to answer all questions in good faith, to the extent of their actual knowledge.

- 1) Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.25)?  
☒ No ☐ Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)
- 2) Did a search of recorded land title records (or judicial records where appropriate) identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state, or local law (40 CFR 312.26)?  
☒ No ☐ Yes (If yes, explain below and send Terracon a copy of the title records or judicial records reviewed.)
- 3) Do you have any specialized knowledge or experience related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business (40 CFR 312.28)?  
☒ No ☐ Yes (If yes, explain below)
- 4) Do you have actual knowledge of a lower purchase price because contamination is known or believed to be present at the site (40 CFR 312.29)?  
☒ No ☐ Yes ☐ Not applicable (If yes or Not applicable, explain below)
- 5) Are you aware of commonly known or reasonably ascertainable information about the site that would help the environmental professional to identify conditions indicative of releases or threatened releases (40 CFR 312.30)?  
☒ No ☐ Yes (If yes, explain below)
- 6) Based on your knowledge and experience related to the site, are there any obvious indicators that point to the presence or likely presence of contamination at the site (40 CFR 312.31)?  
☒ No ☐ Yes (If yes, explain below)

Comments or explanations:

Please return this form with the signed authorization to proceed.

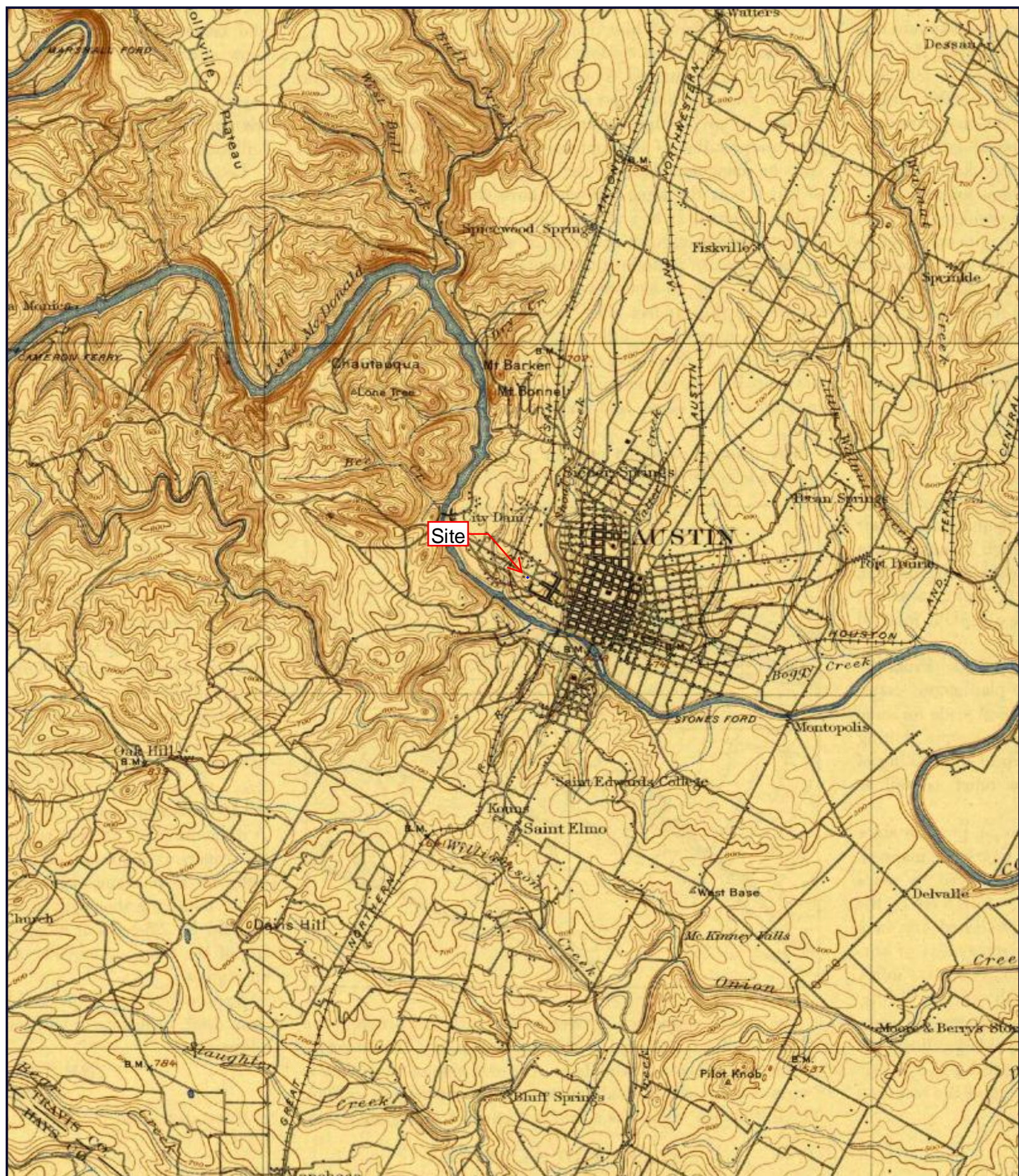




**SITE: CAPSTAR BUILDING**  
**QUAD: AUSTIN, TX**  
**DATE: 1896**  
**SCALE: 1 : 125,000**

**GeoSearch**





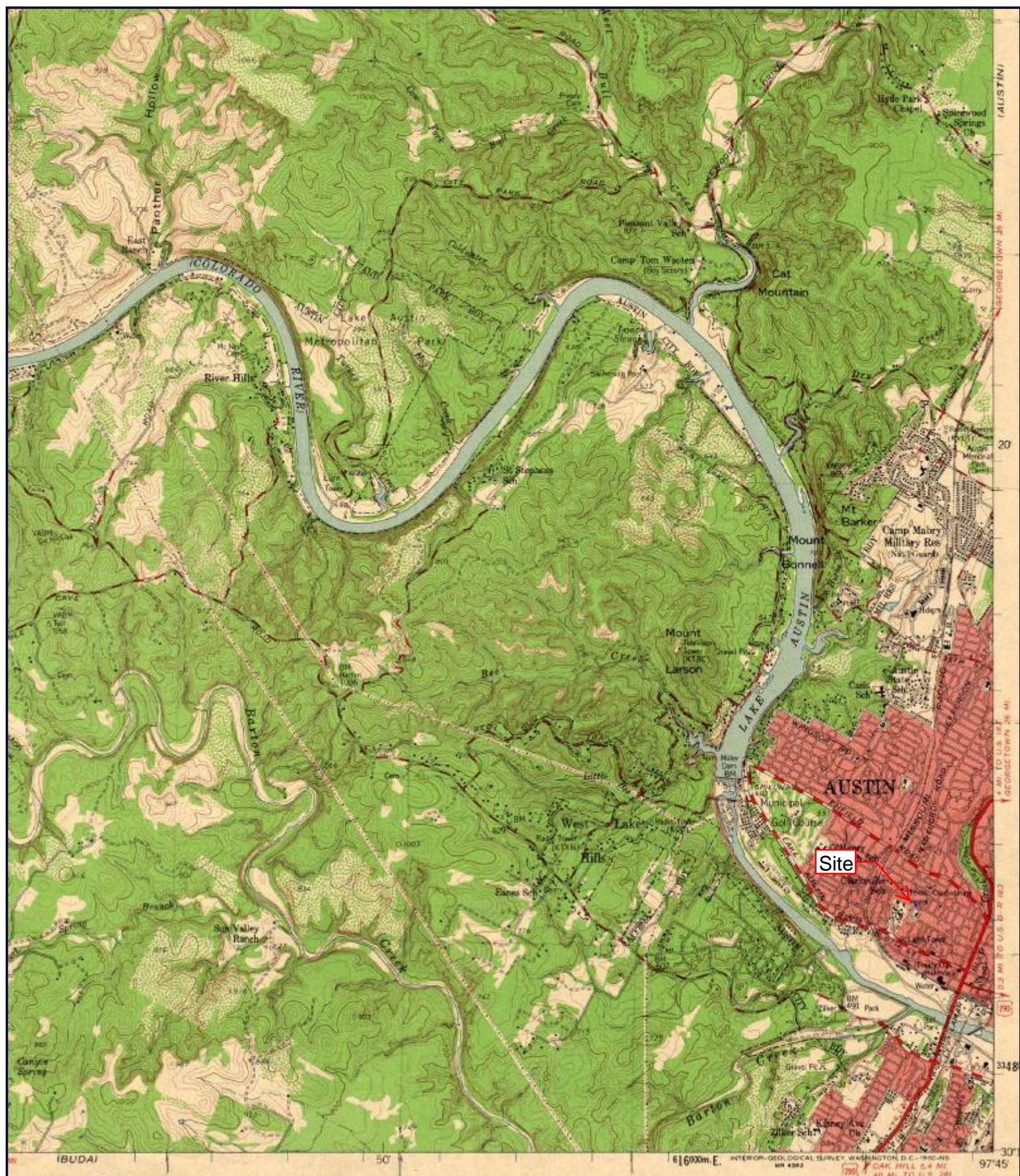
**SITE: CAPSTAR BUILDING**  
**QUAD: AUSTIN, TX**  
**DATE: 1910**  
**SCALE: 1 : 125,000**

**GeoSearch**





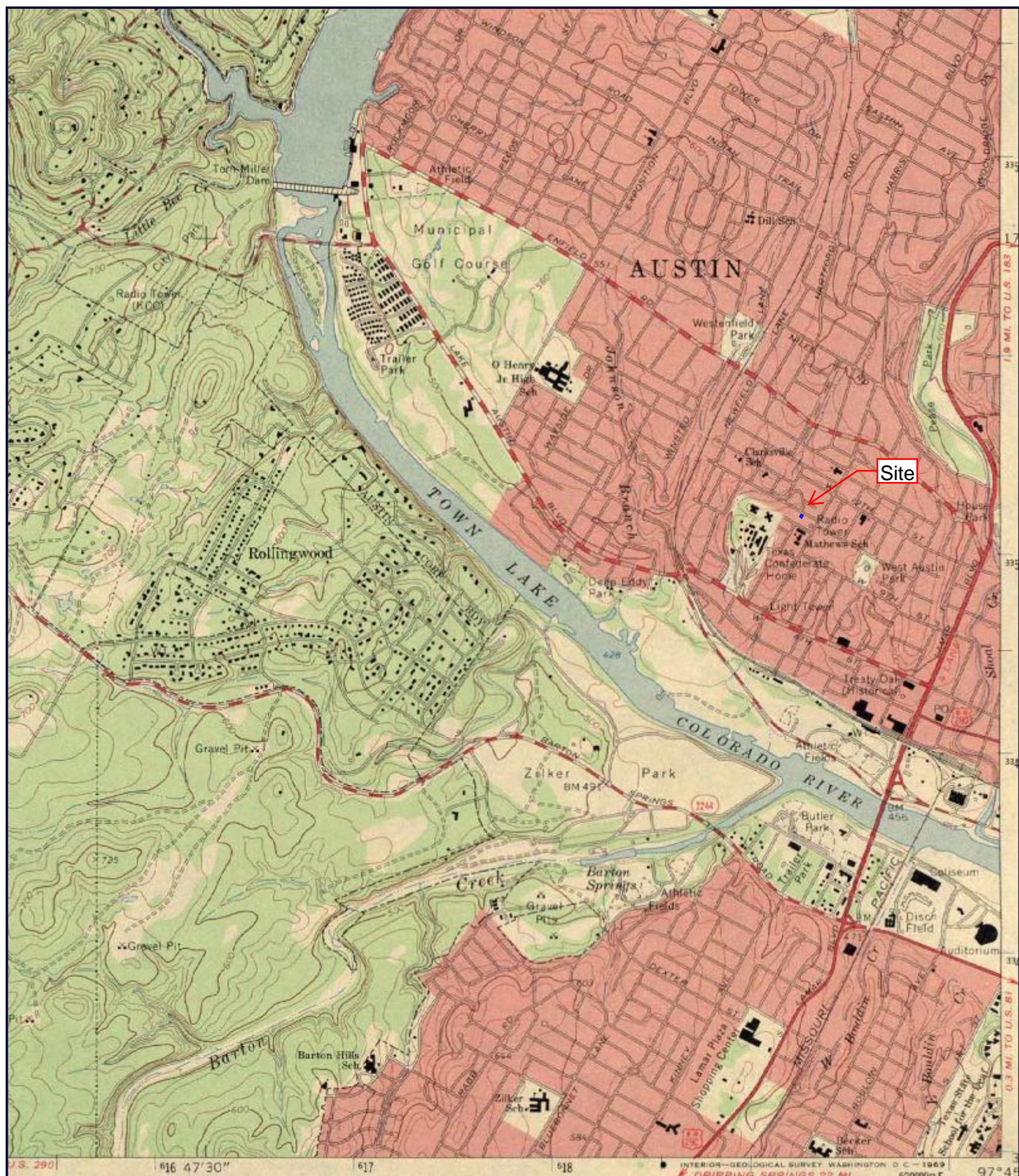




**SITE: CAPSTAR BUILDING**  
**QUAD: LAKE TRAVIS, TX**  
**DATE: 1959**  
**SCALE: 1 : 62,500**

**GeoSearch**

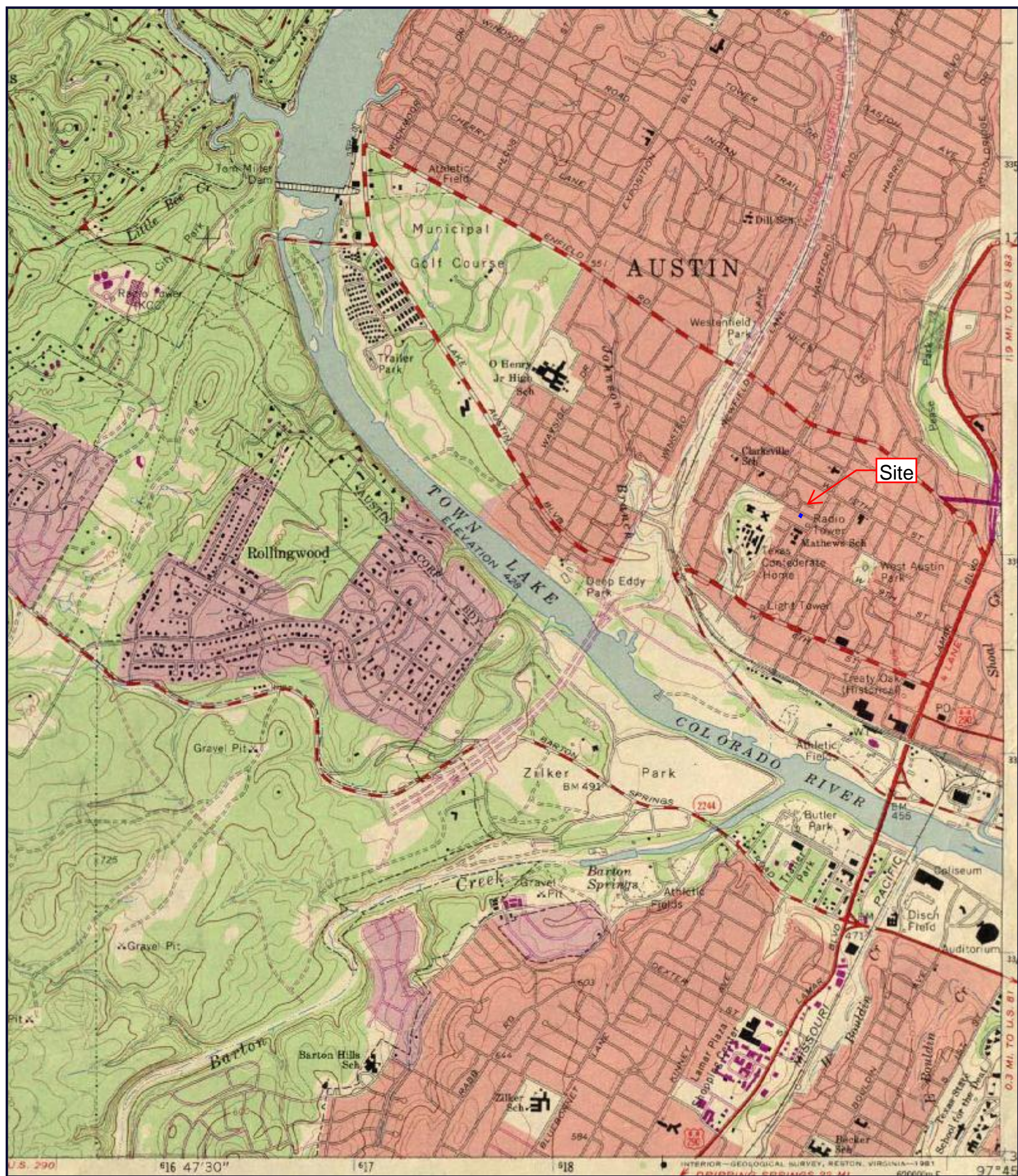




**SITE: CAPSTAR BUILDING**  
**QUAD: AUSTIN WEST, TX**  
**DATE: 1966**  
**SCALE: 1 : 24,000**

**GeoSearch**

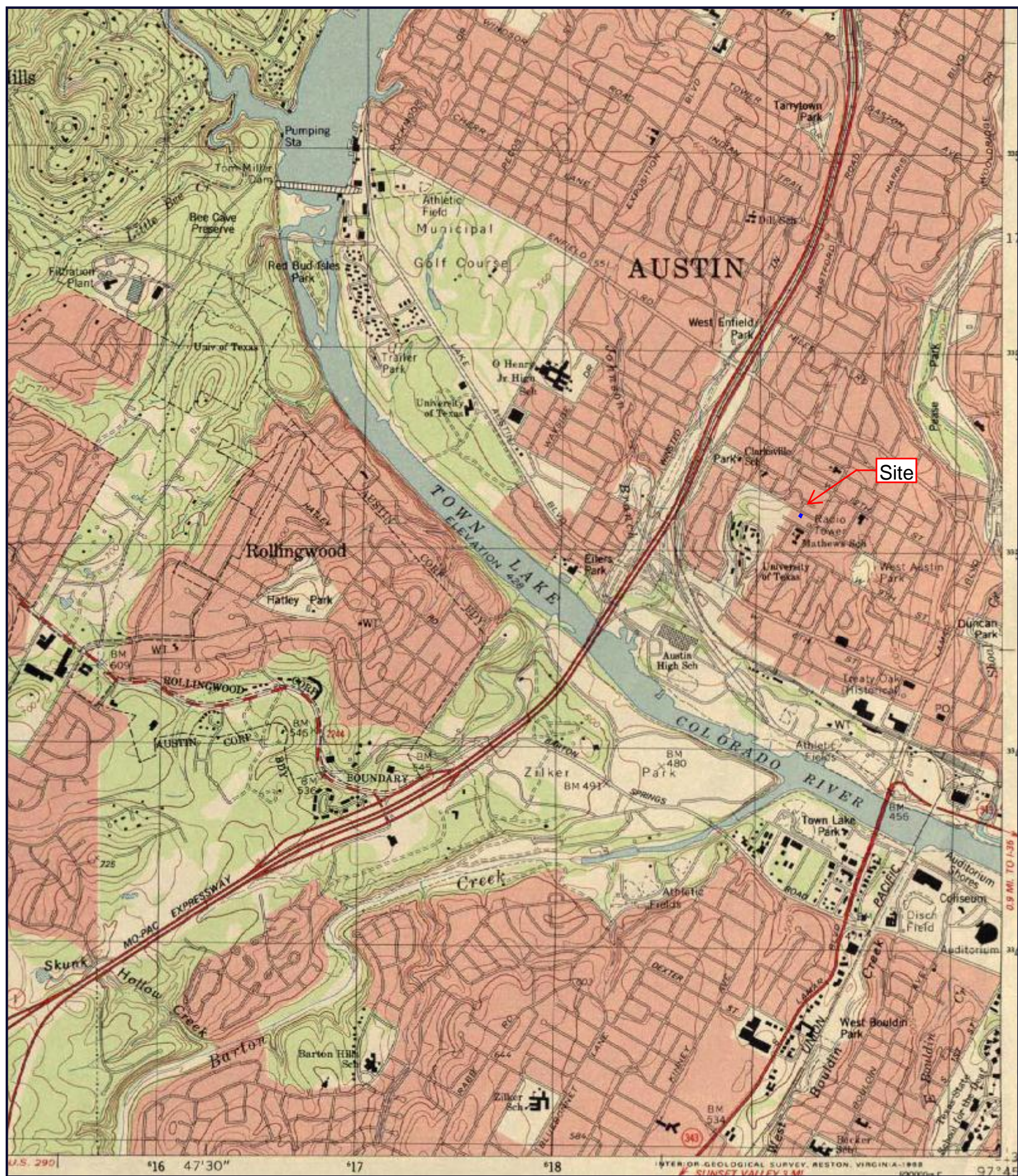




**SITE: CAPSTAR BUILDING**  
**QUAD: AUSTIN WEST, TX**  
**DATE: 1966 PHOTOREVISED 1973**  
**SCALE: 1 : 24,000**

**GeoSearch**





**SITE: CAPSTAR BUILDING**  
**QUAD: AUSTIN WEST, TX**  
**DATE: 1988**  
**SCALE: 1 : 24,000**

**GeoSearch**





Project Manager:	SCQ
Drawn by:	GeoSearch
Checked by:	SCQ
Approved by:	HDJ

Project No:	96187639
Scale:	1" = 400'
File Name:	ASCS
Date:	09/10/1940

<b>Terracon</b>
5307 Industrial Oaks Blvd, Suite 160
Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C



Project Manager: SCQ	Project No: 96187639
Drawn by: GeoSearch	Scale: 1" = 400'
Checked by: SCQ	File Name: ASCS
Approved by: HDJ	Date: 01/15/1951


**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





<b>Project Manager:</b> SCQ		<div> 5307 Industrial Oaks Blvd, Suite 160 Austin, Texas 78735</div>	<b>AERIAL PHOTOGRAPH</b>	Appendix
<b>Drawn by:</b> GeoSearch	<b>Project No:</b> 96187639		Vacant Lot 1611 W 10th St Austin, Texas 78703	C
<b>Checked by:</b> SCQ	<b>Scale:</b> 1" = 400'			
<b>Approved by:</b> HDJ	<b>File Name:</b> AMS			
<b>Date:</b> 01/25/1953				





Project Manager:	SCQ
Drawn by:	GeoSearch
Checked by:	SCQ
Approved by:	HDJ
Project No:	96187639
Scale:	1" = 400'
File Name:	USGS
Date:	03/01/1954

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





Project Manager:	SCQ
Drawn by:	GeoSearch
Checked by:	SCQ
Approved by:	HDJ
Project No:	96187639
Scale:	1" = 400'
File Name:	USGS
Date:	05/26/1966

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





Project Manager: SCQ	Project No: 96187639
Drawn by: GeoSearch	Scale: 1" = 400'
Checked by: SCQ	File Name: ASCS
Approved by: HDJ	Date: 01/18/1973

<b>Terracon</b>
5307 Industrial Oaks Blvd, Suite 160
Austin, Texas 78735

<b>AERIAL PHOTOGRAPH</b>
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
<b>C</b>



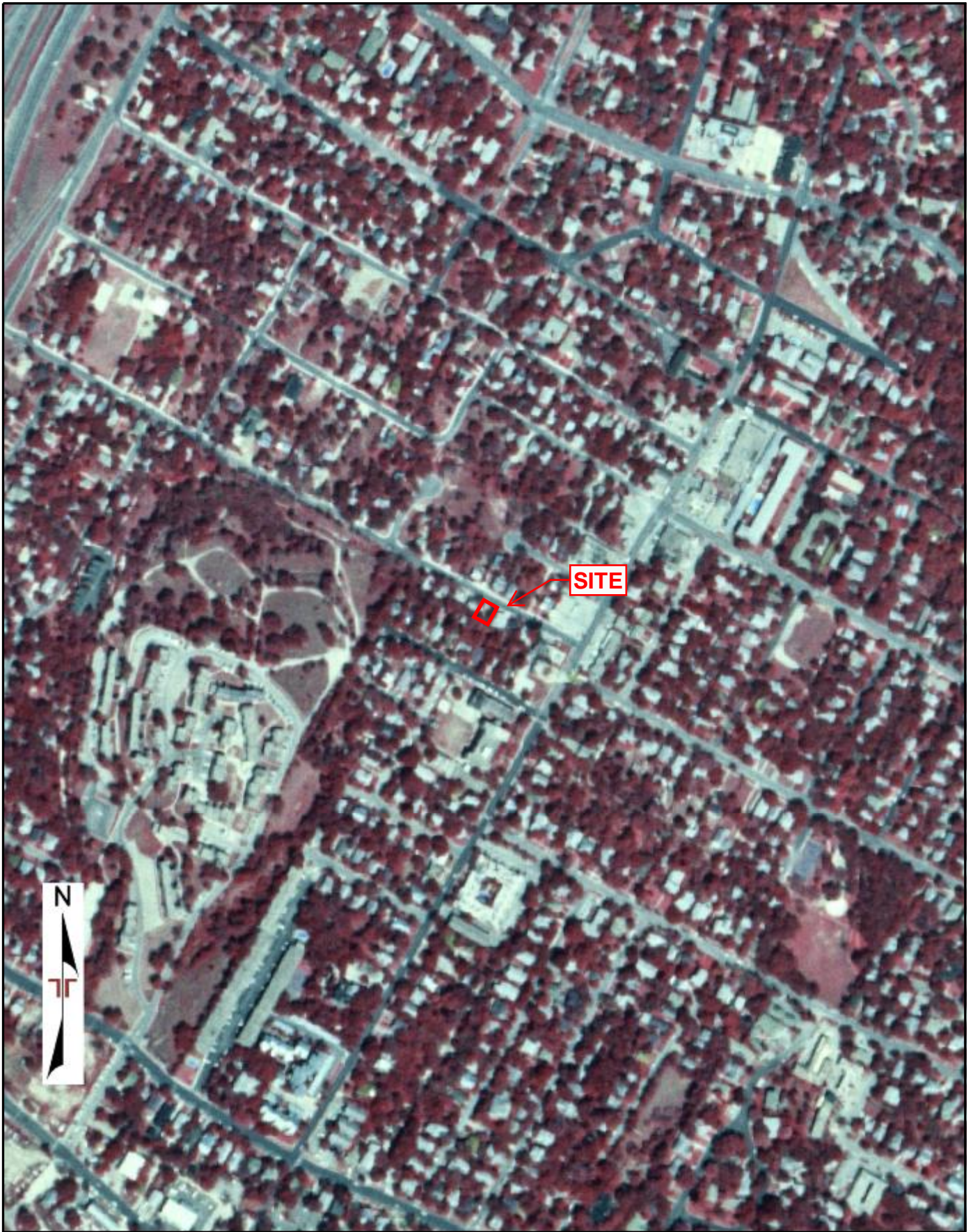
Project Manager:	SCQ
Drawn by:	GeoSearch
Checked by:	SCQ
Approved by:	HDJ
Project No:	96187639
Scale:	1" = 400'
File Name:	TXDOT
Date:	11/18/1980

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





Project Manager: SCQ	Project No: 96187639
Drawn by: GeoSearch	Scale: 1" = 400'
Checked by: SCQ	File Name: USGS
Approved by: HDJ	Date: 09/17/1981

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





Project Manager: SCQ
Drawn by: GeoSearch
Checked by: SCQ
Approved by: HDJ

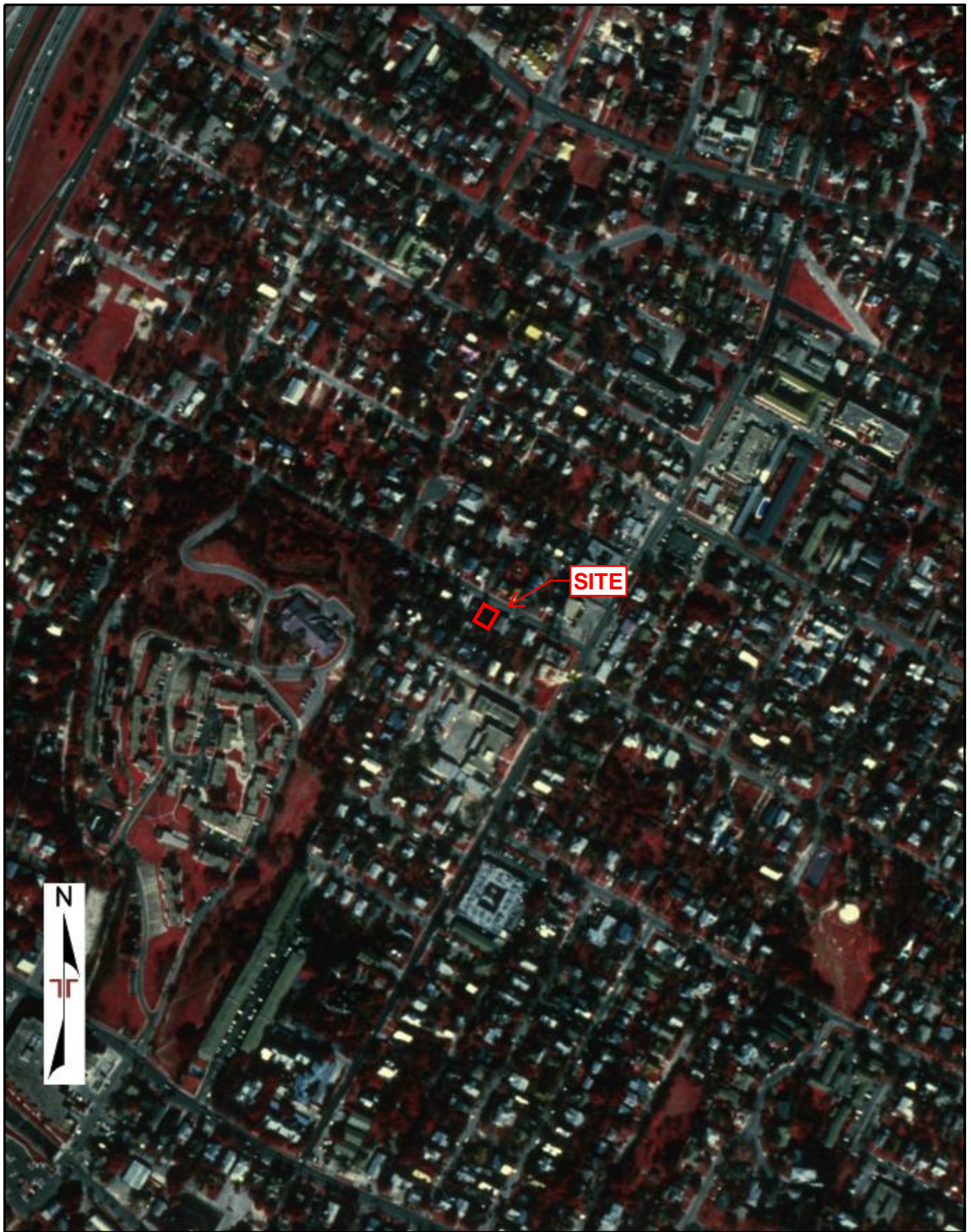
Project No: 96187639
Scale: 1" = 400'
File Name: TXDOT
Date: 06/17/1988

<b>Terracon</b>
5307 Industrial Oaks Blvd, Suite 160
Austin, Texas 78735

<b>AERIAL PHOTOGRAPH</b>
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
<b>C</b>





Project Manager: SCQ	Project No: 96187639
Drawn by: GeoSearch	Scale: 1" = 400'
Checked by: SCQ	File Name: USGS
Approved by: HDJ	Date: 01/28/1995

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





Project Manager:	SCQ
Drawn by:	GeoSearch
Checked by:	SCQ
Approved by:	HDJ

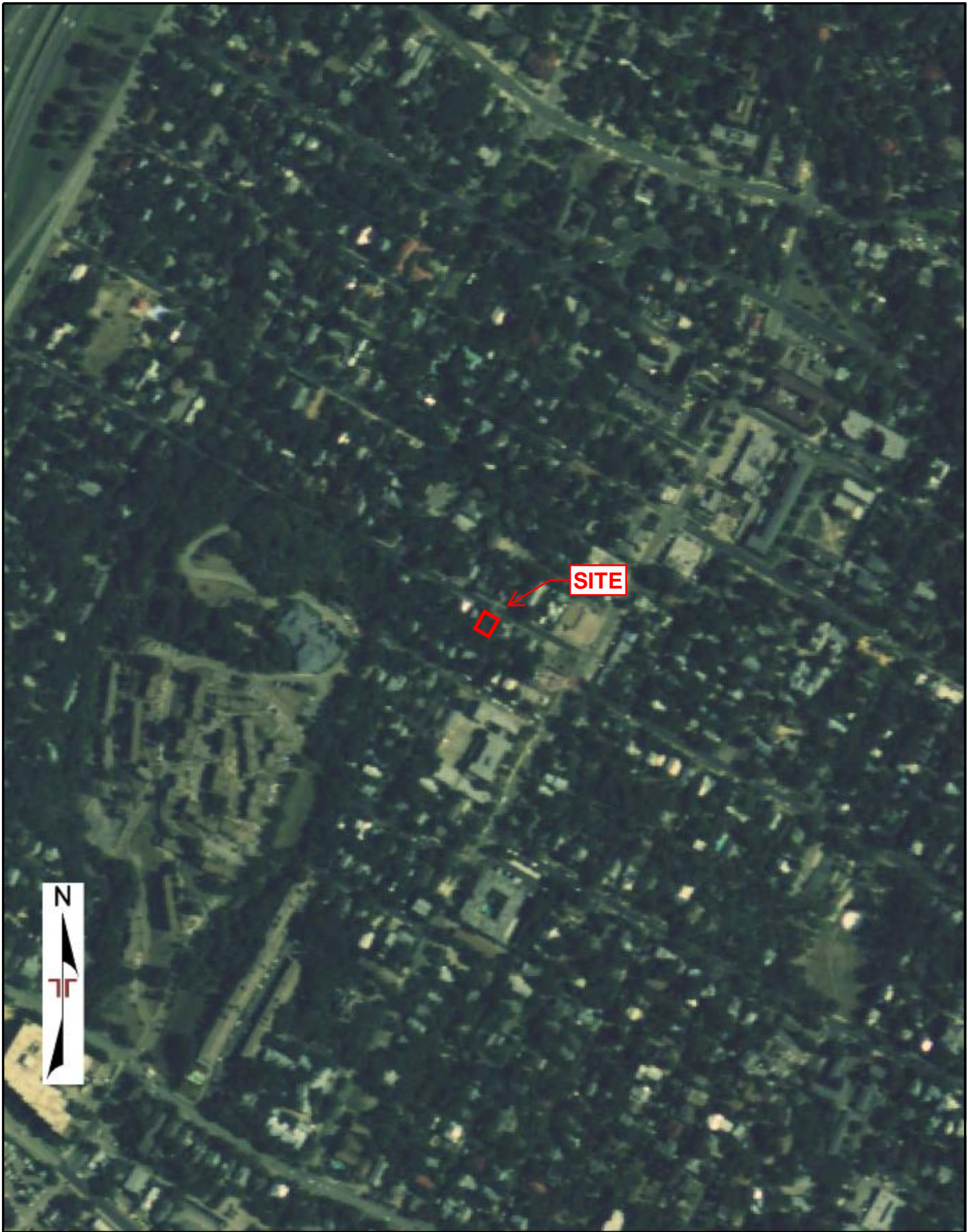
Project No:	96187639
Scale:	1" = 400'
File Name:	USDA
Date:	2004

<b>Terracon</b>
5307 Industrial Oaks Blvd, Suite 160
Austin, Texas 78735

<b>AERIAL PHOTOGRAPH</b>
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
<b>C</b>





Project Manager:	SCQ
Drawn by:	GeoSearch
Checked by:	SCQ
Approved by:	HDJ

Project No:	96187639
Scale:	1" = 400'
File Name:	USDA
Date:	2005

**Terracon**

5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





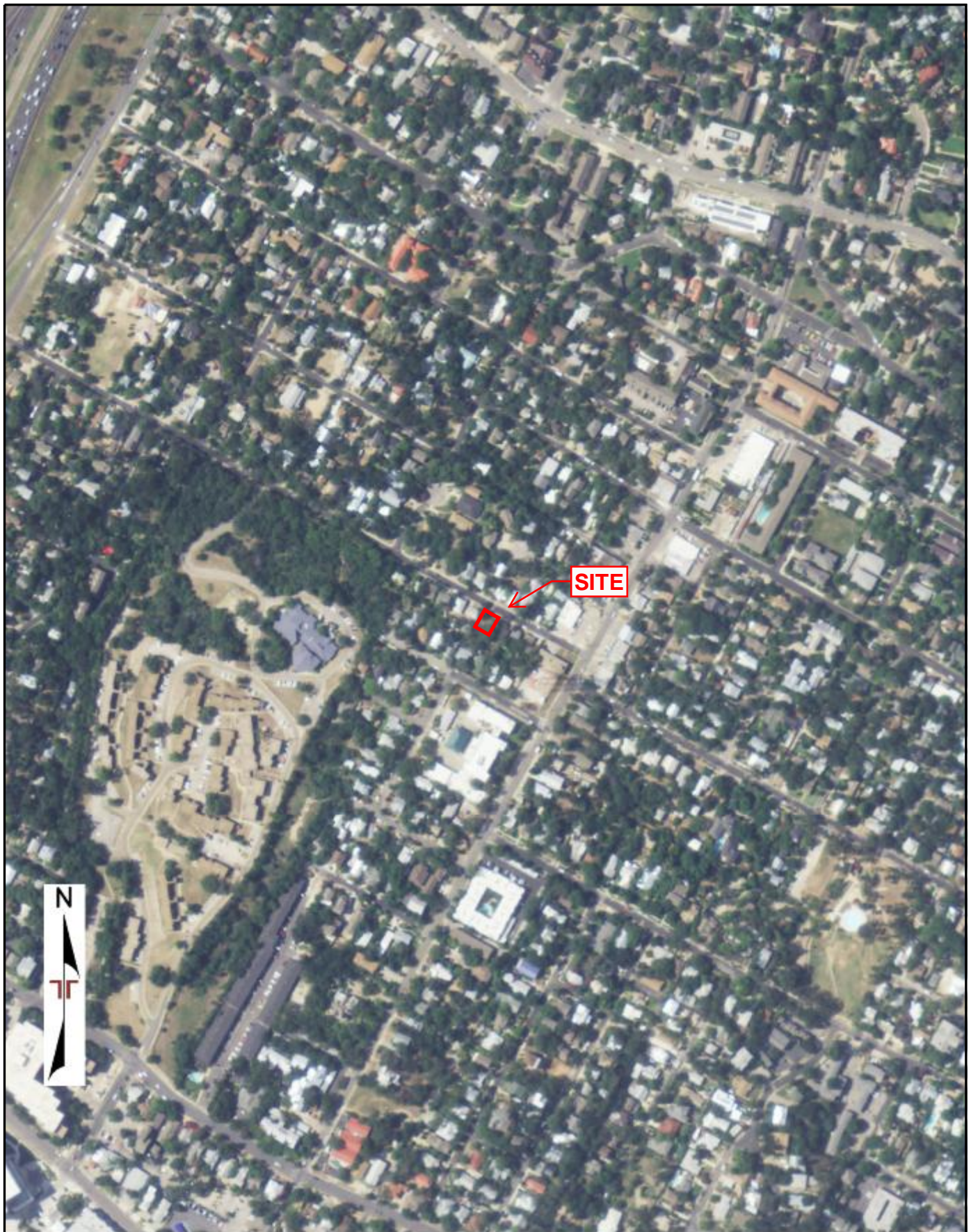
Project Manager: SCQ	Project No: 96187639
Drawn by: GeoSearch	Scale: 1" = 400'
Checked by: SCQ	File Name: USDA
Approved by: HDJ	Date: 2010

**Terracon**  
5307 Industrial Oaks Blvd, Suite 160  
Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





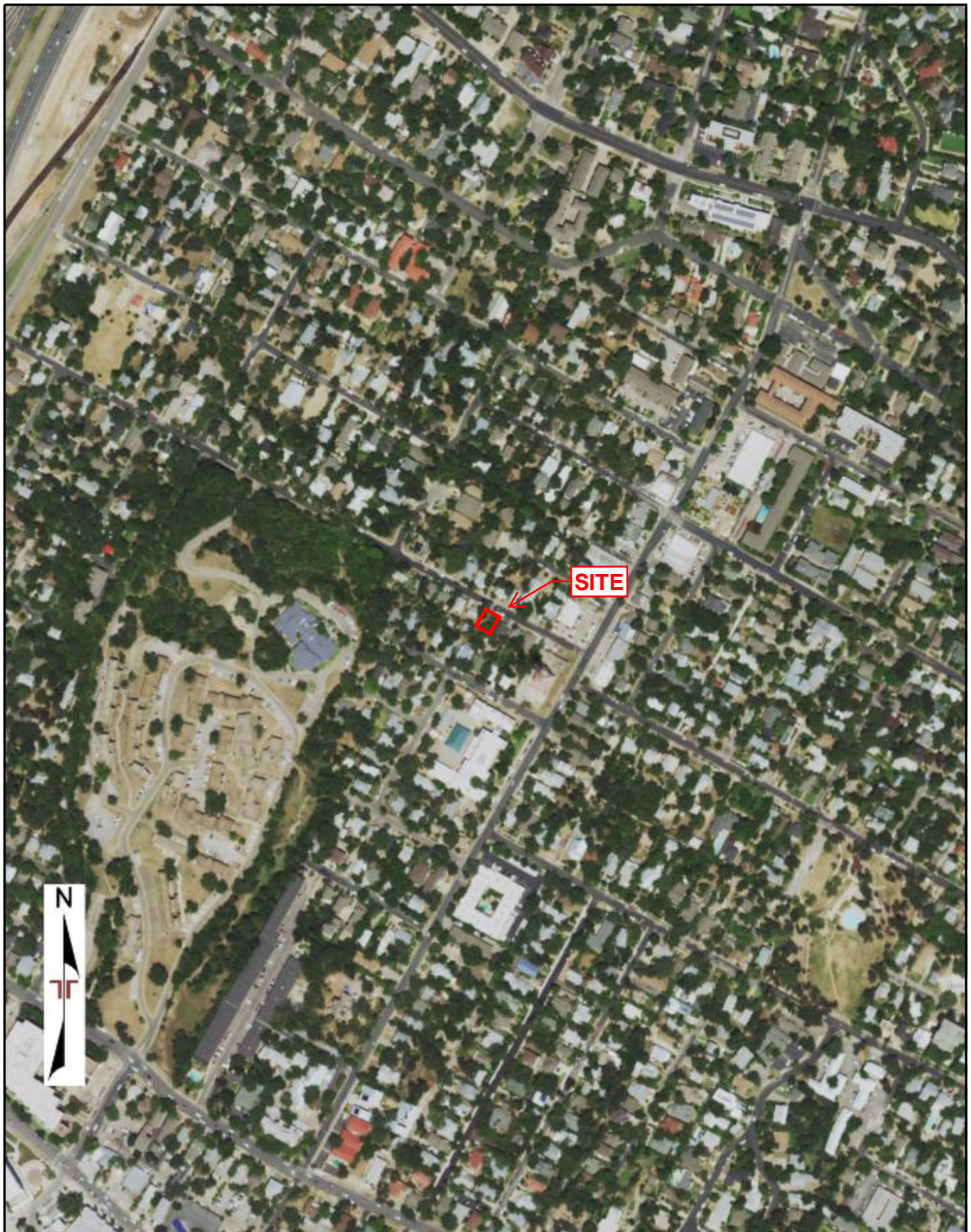
Project Manager: SCQ	Project No: 96187639
Drawn by: GeoSearch	Scale: 1" = 400'
Checked by: SCQ	File Name: USDA
Approved by: HDJ	Date: 2012

**Terracon**  
 5307 Industrial Oaks Blvd, Suite 160  
 Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





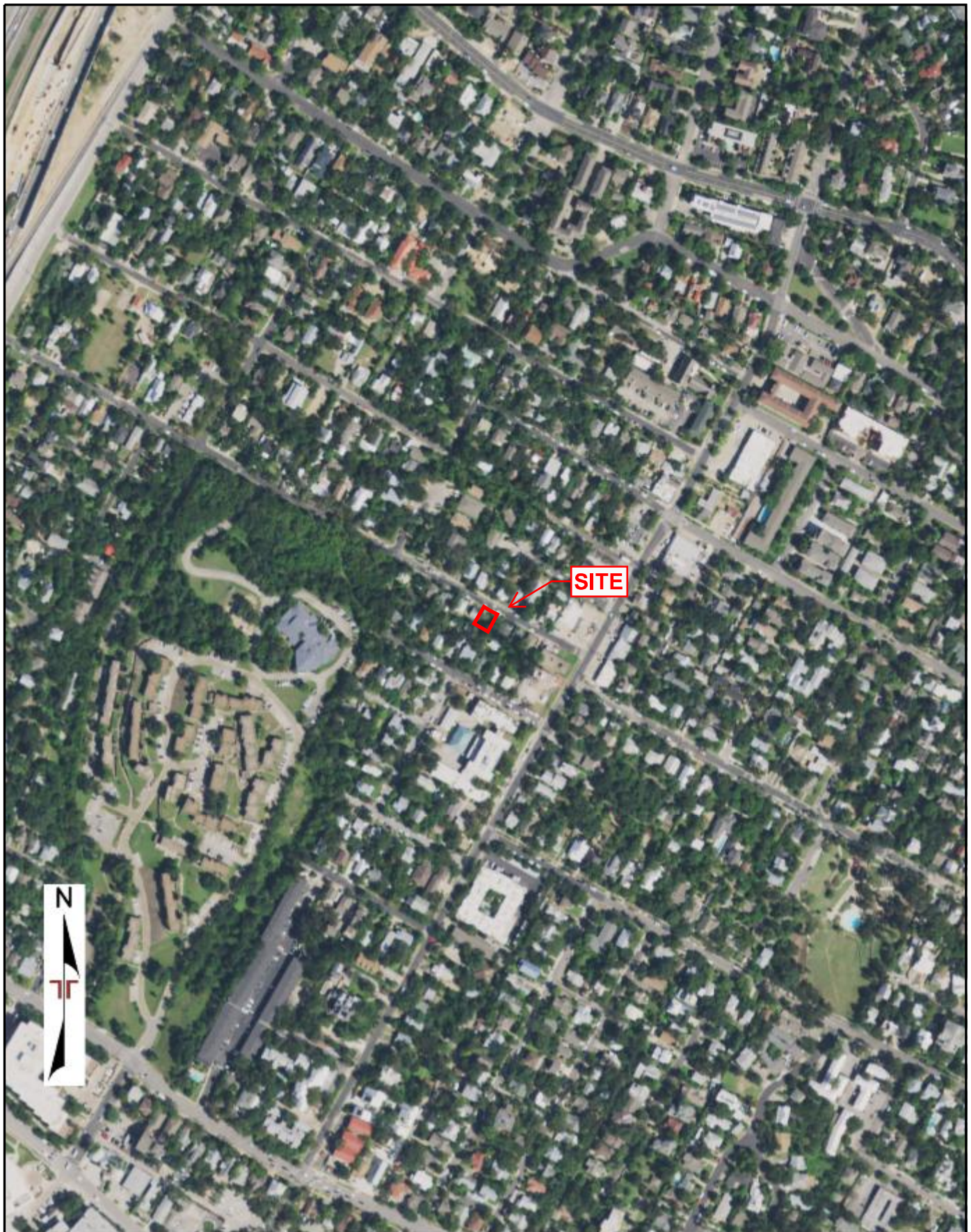
Project Manager:	SCQ
Drawn by:	GeoSearch
Checked by:	SCQ
Approved by:	HDJ
Project No:	96187639
Scale:	1" = 400'
File Name:	USDA
Date:	2014


**Terracon**  
 5307 Industrial Oaks Blvd, Suite 160  
 Austin, Texas 78735

AERIAL PHOTOGRAPH
Vacant Lot 1611 W 10th St Austin, Texas 78703

Appendix
C





<b>Project Manager:</b> SCQ		<b>Project No:</b> 96187639		<b>AERIAL PHOTOGRAPH</b>		Appendix
<b>Drawn by:</b> GeoSearch		<b>Scale:</b> 1" = 400'		<b>Vacant Lot</b> 1611 W 10th St Austin, Texas 78703		<b>C</b>
<b>Checked by:</b> SCQ		<b>File Name:</b> USDA				
<b>Approved by:</b> HDJ		<b>Date:</b> 2016				
 5307 Industrial Oaks Blvd, Suite 160 Austin, Texas 78735						

**HISTORICAL INTERVIEW  
Vacant Land**

**Site: 1611 West 10<sup>th</sup> Street, Austin, Travis County, Texas 78703**

**Date: August 14, 2018**

**Person Interviewed: Justin Steinhauer**

**Contact Information: City of Austin - Office of Real Estate Services  
C/O Justin Steinhauer, Appraiser Senior,  
ORES 13<sup>th</sup> Floor  
P.O. Box 1088, Austin, Texas 78767  
Phone#: 512-974-7201**

**How long has the current owner owned the site? Since December 9, 1968 per Warranty Deed: Volume 3593, Page 1922**

**What are the current uses of the site? &/or what uses during ownership? Vacant residential lot**

**What are the past uses of the site?....Past tenant operations? Vacant residential lot**

**Any structures on the site? If so, what is their purpose, age, square footage, etc.**

No

**Any pipelines on the site? If so, who are the operators and is the site owner aware of any problems or leaks?**

Unknown

**Are there any utilities on the site and if so, who are the service providers:**

Electric: Austin Electric

Water: Austin Water Utility

Wastewater: Austin Water Utility

Septic tanks: Unknown

Gas: Texas Gas?

**Is the current owner aware of the following historically being located on the site (if so, please elaborate):**

➤ Aboveground storage tanks  
(#, size/quantity; substance stored; major spills?; current status)  
Unknown

- Underground storage tanks  
(#, size/quantity; substance stored; major spills?; current status)

Unknown

- Water wells Unknown  
(Well depth; use; capped?)
- Irrigation systems: Unknown
- Monitoring wells; Unknown
- Landfill activity; fill areas; &/or trash disposal areas (any buried materials?): Unknown
- Quarrying activity: Unknown
- Hazardous waste activities: Unknown

**Is the current owner aware of current or past uses of the site that include the use, generation, or deposition of hazardous materials or wastes? Industrial uses? No**

**Is the site owner aware of any hazardous substance spills on the site? No**

(material; amount; notification/clean-up)

**Are you aware of any of the following:** (if answer is yes to any of these questions, please elaborate)

**A.** Any pending, threatened, or past litigation, administrative proceeding, or notice of environmental law violations relevant to hazardous substances or petroleum products in, on, or from the site? No

**B.** Any prior:

Environmental Site Assessment (or Phase I) Reports: Unknown

Subsurface Investigation (or Phase II) Reports: Unknown

Compliance audits: Unknown

Environmental permits: Unknown

Registrations for USTs or ASTs (underground or aboveground storage tanks)

Unknown

Registrations for underground injection systems: Unknown

MSDS (Material Safety Data Sheets): Unknown

Community Right to Know Plans: Unknown

Safety Plans: Unknown

SPCC (Spill Prevention, Control and Countermeasure Plan): Unknown

Reports regarding hydrogeologic conditions on the property or surrounding area  
Notices of Violation: Unknown

Hazardous waste generator notices or reports: Unknown

Risk Assessments: Unknown

Recorded Environmental Liens: Unknown

Recorded AUL (Activity Use Limitation): Unknown

**Is the current owner aware of any environmental concerns or issues related to the site or adjacent properties? No**



THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A**, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We, Alliant National Title Insurance Company, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

**ATTEST:**

Countersigned:  
Heritage Title Company of Austin, Inc.  
401 Congress Avenue  
Suite 1500  
Austin, TX 78701

BY: M. Warnke

Authorized Agent or Officer

**Marcie M. Warnke**  
Commercial Escrow Officer

**ALLIANT NATIONAL TITLE INSURANCE COMPANY**



By: R. J. [Signature]

President

Attest: [Signature]

Secretary

**CONDITIONS AND STIPULATIONS**

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

Commitment for Title Insurance

Issued by

*Alliant National Title Insurance Company, Inc.*

SCHEDULE A

Effective Date: **May 10, 2018, 8:00 AM**

Policy No. **201801171**

Issued May 18, 2018, 2:06 PM

1. The policy or policies to be issued are

a. Alliant National Title Insurance Company Form 1-1  
Not applicable for improved one-to-four family residential real estate

Policy Amount

Policy Issued by **Austin Housing Finance Corporation**

b. Alliant National Title Insurance Company Form 1-1  
All-Interest Mortgage Insurance Company Form 1-1

Policy Amount

Policy Issued by

c. Lender Alliant National Title Insurance Company Form 2-2

Policy Amount

Policy Issued by

Proposed Lender

d. Alliant National Title Insurance Company Form 2-2

Policy Amount

Policy Issued by

Proposed Lender

e. Lender Alliant National Title Insurance Company Form 1-3

Under Amount

Policy Issued by

Proposed Lender

f. Alliant

Policy Amount

Policy Issued by

Proposed Lender



2. The interest in the land covered by this Commitment is

**Fee Simple**

3. Record title to the land on the effective date appears to be vested in

**City of Austin**

4. Legal description of land

**Lot 19, Block 1, WESTRIDGE, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in [Volume 2, Page 214](#) of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that 269 square foot tract of land set aside and dedicated for widening and use as a public street, as described in Resolution recorded in [Volume 6213, Page 1347](#) of the Deed Records of Travis County, Texas.**

## COMMITMENT FOR TITLE INSURANCE

Issued by

*Alliant National Title Insurance Company, Inc.*

## SCHEDULE B

## EXCEPTIONS FROM COVERAGE

In addition to the exclusions and Conditions and stipulations, your policy will not cover loss, costs, attorneys' fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below must either insert specific recording data or delete this exception:

**DELETED**

**(But omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons)**

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured. Applies to the owner's policy only.
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
  - b. to lands beyond the line of harbor or blockhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.

Applies to the owner's policy only.

5. Landry fees, taxes and assessments by any taxing authority for the year **2018**, and subsequent years and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year. If Texas Short Form Residential Loan Policy 00-200 is issued, that policy will substitute which become due and payable subsequent to date of policy in lieu of for the year 2018 and subsequent years.
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.

**SCHEDULE B - continued**

**GF No. 201801171**

8. Liens and leases that affect the title to the land, ☐ that are subordinate to the lien of the insured mortgage. ☐ Applies to Loan Policy ☐-2☐ only. ☐
9. ☐ The ☐ exceptions from Coverage and ☐ Express Insurance in ☐ Schedule ☐ of the ☐ eas ☐ short ☐ term ☐ residential Loan ☐ Policy of ☐ Title Insurance ☐-2☐ ☐ Applies to ☐ eas ☐ short ☐ term ☐ residential Loan ☐ Policy of ☐ Title Insurance ☐-2☐ only. ☐ Separate ☐ exceptions 1 through 8 of this ☐ Schedule ☐ do not apply to the ☐ eas ☐ short ☐ term ☐ residential Loan ☐ Policy of ☐ Title Insurance ☐-2☐
10. ☐ The following matters and all terms of the documents creating or offering evidence of the matters ☐ we must insert matters or delete this exception. ☐
- a. **Any and all leases, recorded or unrecorded, with rights of tenants in possession.**
  - b. **Easements, or claims of easements, which are not recorded in the public records.**
  - c. **Rights of parties in possession. (Owner Policy Only)**



## COMMITMENT FOR TITLE INSURANCE

Issued by

*Alliant National Title Insurance Company, Inc.*

## SCHEDULE C

Your policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as exceptions in Schedule C of the policy, unless you dispose of these matters to our satisfaction, before the date the policy is issued.

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that
  - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
  - b. all standby fees, taxes, assessments and charges against the property have been paid,
  - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, subcontractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
  - d. there is legal right of access to and from the land,
  - e. on a Loan policy only restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. **This Company must follow Procedure Rule P-27 as set out by the Department of Insurance in disbursing funds provided by the Assured and/or Insured on Schedule "A" of this Commitment. Good Funds shall be in possession of the title company prior to any disbursements. Good Funds shall be as defined in Rule P-27, and include cash or wire transfers, certified, cashier's or teller checks.**
6. **For each entity that will execute any document in connection with the proposed closing (AND any other entity executing said document on its behalf), this company must be furnished the following authority and existence documentation:**
  - (a) **Corporation - Certificate of Existence from the Secretary of State, Articles of Incorporation from the Secretary of State, and a properly executed Corporate Resolution (in recordable form) to support the proposed transaction.**
  - (b) **Limited Liability Company - Certificate of Existence from the Secretary of State, Articles of Organization from the Secretary of State, copy of Regulations (and any Amendments thereto), and Secretary's Certificate (in recordable form).**
  - (c) **General Partnership - copy of Partnership Agreement (and any Amendments thereto).**
  - (d) **Limited Partnership - Certificate of Limited Partnership from the Secretary of State, Certificate of Existence from the Secretary of State, copy of Limited Partnership Agreement (and any Amendments), and evidence of consent of limited partners (in recordable form), if required.**
  - (e) **Joint Venture - copy of Joint Venture Agreement (and any Amendments thereto).**

- (f) Trust - copy of the Trust Agreement (and any Amendments thereto) for review or, in the alternative, the Trustee must file a Certification of Trust in the real property records meeting all of the provisions of Section 114.086(a) and (c) of the Texas Property Code, and provide excerpts from the Trust Agreement sufficient to evidence authority of the Trustee to enter into this transaction.

- 7. **NOTE:** The last recorded deed to convey the subject property (or a portion thereof) is dated December 9, 1968, filed for record on December 16, 1968, recorded in [Volume 3593, Page 1922](#) of the Deed Records of Travis County, Texas, executed by Elneita Johnson, Individually and as Guardian of the Estate of Pamela Lee Johnson, a minor to the City of Austin.
- 8. Company must be furnished a satisfactory Affidavit of Debts and Liens executed by Seller(s).
- 9. Company must be furnished a satisfactory Waiver of Inspection executed by Purchaser(s).
- 10. **THIS COMMITMENT MUST BE UPDATED PRIOR TO CLOSING AND FUNDING.**





## TEXAS TITLE INSURANCE INFORMATION

<p>Title insurance insures you against loss resulting from certain risks to your title.</p> <p>The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should receive it carefully to completely understand it before your closing date.</p>	<p>El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.</p> <p>El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.</p>
---	---

Your Commitment of Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance, the Commitment or a Title Insurance Policy, the Policy, the Title Insurance Company, the Company, determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as exceptions. Other risks are stated in the Policy as exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

**---MINERALS AND MINERAL RIGHTS** may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to minerals and mineral rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements including lawns, shrubbery and trees and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your policy is issued, the coverage will be limited by the Policy's exceptions, exclusions and Conditions, defined below.

**---EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the policy is issued, all exceptions will be on Schedule B of the Policy.

**---EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

**---CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may reuse the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the Policy. Some of the changes to consider are:

**---Request amendment of the Area and Boundary Exception Schedule B, paragraph 2** To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the Area and Boundary Exception, you should determine whether you want to purchase and receive a survey if a survey is not being provided to you.

**---Allow the Company to add an exception to Rights of parties in possession.** If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may elect to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Notice of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to

increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

## DELETION OF ARBITRATION PROVISION

Not applicable to the Texas Residential Producer Policy

Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

**Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.**

**The arbitration provision in the Policy is as follows:**

Whether the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association (ALTA Rules) except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person as distinguished from an entity. All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

\_\_\_\_\_

\_\_\_\_\_  
Title Agent

\_\_\_\_\_  
Agent

\_\_\_\_\_

**IMPORTANT NOTICE**

To obtain information or make a complaint:

You may call Alliant National Title Insurance Company's toll free telephone number for information or to make a complaint at:

**1-877-788-9800**

You may also write to Alliant National Title Insurance Company at:

1831 Lefthand Circle, Suite G  
Longmont, CO 80501

[noc@alliantnational.com](mailto:noc@alliantnational.com)

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights, or complaints at:

**1-800-252-3439**

You may write the Texas Department of Insurance:

P.O. Box 149104  
Austin, TX 78714-9104

Fax: (512) 490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

**PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim, you should contact Alliant National Title Insurance Company first. If the dispute is not resolved, you may then contact the Texas Department of Insurance.

**ATTACH THIS NOTICE TO YOUR POLICY:**

This notice is for information only and does not become a part or condition of the attached document.

**AVISO IMPORTANTE**

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de Alliant National Title Insurance Company para obtener información o para presentar una queja al:

**1-877-788-9800**

Usted también puede escribir a Alliant National Title Insurance Company:

1831 Lefthand Circle, Suite G  
Longmont, CO 80501

[noc@alliantnational.com](mailto:noc@alliantnational.com)

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

**1-800-252-3439**

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104  
Austin, TX 78714-9104

Fax: (512) 490-1007

Web: <http://www.tdi.texas.gov>

E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

**DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:**

Si tiene una disputa relacionada con su prima de seguro o con una reclamación, usted debe comunicarse con Alliant National Title Insurance Company primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

**ADJUNTE ESTE AVISO A SU PÓLIZA:**

Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.





AUSTIN, TEXAS

## **PRIVACY POLICY**

### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information-particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, we have adopted this Privacy Policy to govern the use and handling of your personal information.

### **Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity.

### **Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

**APPENDIX D**  
**ENVIRONMENTAL DATABASE INFORMATION**

---

## ***Radius Report***

---

[NEW: GeoLens by Geosearch](#)

*Target Property:*

***Vacant Lot  
1611 W 10th St  
Austin, Travis County, Texas 78703***

*Prepared For:*

***Terracon Consultants-Austin***

***Order #: 112531***

***Job #: 250278***

***Project #: 96187639***

***Date: 08/03/2018***

---

## Table of Contents

---

<i>Target Property Summary</i>	1
<i>Database Summary</i>	2
<i>Database Radius Summary</i>	8
<i>Radius Map</i>	13
<i>Ortho Map</i>	15
<i>Topographic Map</i>	16
<i>Located Sites Summary</i>	16
<i>Elevation Summary</i>	20
<i>Unlocated Sites Summary</i>	67
<i>Environmental Records Definitions</i>	69
<i>Unlocatable Report</i>	See Attachment
<i>Zip Report</i>	See Attachment



---

## Disclaimer

---

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

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

## **Target Property Summary**

### **Target Property Information**

Vacant Lot  
1611 W 10th St  
Austin, Texas 78703

#### **Coordinates**

Area centroid (-97.760868, 30.2793604)  
544 feet above sea level

#### **USGS Quadrangle**

Austin West, TX

### **Geographic Coverage Information**

**County/Parish:** Travis (TX)

**ZipCode(s):**

Austin TX: 78701, 78703, 78704, 78705, 78746

## Database Summary

### **FEDERAL LISTING**

#### **Standard Environmental Records**

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
EMERGENCY RESPONSE NOTIFICATION SYSTEM	<a href="#">ERNSTX</a>	0	0	TP/AP
FEDERAL ENGINEERING INSTITUTIONAL CONTROL SITES	<a href="#">EC</a>	0	0	TP/AP
LAND USE CONTROL INFORMATION SYSTEM	<a href="#">LUCIS</a>	0	0	TP/AP
RCRA SITES WITH CONTROLS	<a href="#">RCRASC</a>	0	0	TP/AP
RESOURCE CONSERVATION & RECOVERY ACT - NON-GENERATOR	<a href="#">RCRANGR06</a>	1	0	0.1250
FEMA OWNED STORAGE TANKS	<a href="#">FEMAUST</a>	0	0	0.2500
RESOURCE CONSERVATION & RECOVERY ACT - GENERATOR	<a href="#">RCRAGR06</a>	0	0	0.2500
BROWNFIELDS MANAGEMENT SYSTEM	<a href="#">BF</a>	0	0	0.5000
DELISTED NATIONAL PRIORITIES LIST	<a href="#">DNPL</a>	0	0	0.5000
NO LONGER REGULATED RCRA NON-CORRACTS TSD FACILITIES	<a href="#">NLRRCRAT</a>	0	0	0.5000
RESOURCE CONSERVATION & RECOVERY ACT - NON-CORRACTS TREATMENT, STORAGE & DISPOSAL FACILITIES	<a href="#">RCRAT</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM	<a href="#">SEMS</a>	0	0	0.5000
SUPERFUND ENTERPRISE MANAGEMENT SYSTEM ARCHIVED SITE INVENTORY	<a href="#">SEMSARCH</a>	0	0	0.5000
NATIONAL PRIORITIES LIST	<a href="#">NPL</a>	0	0	1.0000
NO LONGER REGULATED RCRA CORRECTIVE ACTION FACILITIES	<a href="#">NLRRCRAC</a>	0	0	1.0000
PROPOSED NATIONAL PRIORITIES LIST	<a href="#">PNPL</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - CORRECTIVE ACTION FACILITIES	<a href="#">RCRAC</a>	0	0	1.0000
RESOURCE CONSERVATION & RECOVERY ACT - SUBJECT TO CORRECTIVE ACTION FACILITIES	<a href="#">RCRASUBC</a>	0	0	1.0000
SUB-TOTAL		1	0	

#### **Additional Environmental Records**

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
AEROMETRIC INFORMATION RETRIEVAL SYSTEM / AIR FACILITY SUBSYSTEM	<a href="#">AIRSAFS</a>	0	0	TP/AP
BIENNIAL REPORTING SYSTEM	<a href="#">BRS</a>	0	0	TP/AP
CERCLIS LIENS	<a href="#">SFLIENS</a>	0	0	TP/AP
CLANDESTINE DRUG LABORATORY LOCATIONS	<a href="#">CDL</a>	0	0	TP/AP
EPA DOCKET DATA	<a href="#">DOCKETS</a>	0	0	TP/AP
ENFORCEMENT AND COMPLIANCE HISTORY INFORMATION	<a href="#">ECHOR06</a>	0	0	TP/AP

## Database Summary

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
FACILITY REGISTRY SYSTEM	<a href="#">FRSTX</a>	0	0	TP/AP
HAZARDOUS MATERIALS INCIDENT REPORTING SYSTEM	<a href="#">HMIRSR06</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM (FORMERLY DOCKETS)	<a href="#">ICIS</a>	0	0	TP/AP
INTEGRATED COMPLIANCE INFORMATION SYSTEM NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">ICISNPDES</a>	0	0	TP/AP
MATERIAL LICENSING TRACKING SYSTEM	<a href="#">MLTS</a>	0	0	TP/AP
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM	<a href="#">NPDESR06</a>	0	0	TP/AP
PCB ACTIVITY DATABASE SYSTEM	<a href="#">PADS</a>	0	0	TP/AP
PERMIT COMPLIANCE SYSTEM	<a href="#">PCSR06</a>	0	0	TP/AP
SEMS LIEN ON PROPERTY	<a href="#">SEMSLIENS</a>	0	0	TP/AP
SECTION SEVEN TRACKING SYSTEM	<a href="#">SSTS</a>	0	0	TP/AP
TOXIC SUBSTANCE CONTROL ACT INVENTORY	<a href="#">TSCA</a>	0	0	TP/AP
TOXICS RELEASE INVENTORY	<a href="#">TRI</a>	0	0	TP/AP
ALTERNATIVE FUELING STATIONS	<a href="#">ALTFUELS</a>	0	0	0.2500
HISTORICAL GAS STATIONS	<a href="#">HISTPST</a>	0	0	0.2500
INTEGRATED COMPLIANCE INFORMATION SYSTEM DRYCLEANERS	<a href="#">ICISCLEANERS</a>	0	0	0.2500
MINE SAFETY AND HEALTH ADMINISTRATION MASTER INDEX FILE	<a href="#">MSHA</a>	0	0	0.2500
MINERAL RESOURCE DATA SYSTEM	<a href="#">MRDS</a>	0	0	0.2500
OPEN DUMP INVENTORY	<a href="#">ODI</a>	0	0	0.5000
SURFACE MINING CONTROL AND RECLAMATION ACT SITES	<a href="#">SMCRA</a>	0	0	0.5000
URANIUM MILL TAILINGS RADIATION CONTROL ACT SITES	<a href="#">USUMTRCA</a>	0	0	0.5000
DEPARTMENT OF DEFENSE SITES	<a href="#">DOD</a>	0	0	1.0000
FORMER MILITARY NIKE MISSILE SITES	<a href="#">NMS</a>	0	0	1.0000
FORMERLY USED DEFENSE SITES	<a href="#">FUDS</a>	0	0	1.0000
FORMERLY UTILIZED SITES REMEDIAL ACTION PROGRAM	<a href="#">FUSRAP</a>	0	0	1.0000
RECORD OF DECISION SYSTEM	<a href="#">RODS</a>	0	0	1.0000
SUB-TOTAL		0	0	



## Database Summary

### STATE (TX) LISTING

#### Standard Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
STATE INSTITUTIONAL/ENGINEERING CONTROL SITES	<a href="#">SIEC01</a>	0	0	TP/AP
DRY CLEANER REGISTRATION DATABASE	<a href="#">DCR</a>	1	0	0.2500
PETROLEUM STORAGE TANKS	<a href="#">PST</a>	4	0	0.2500
BROWNFIELDS SITE ASSESSMENTS	<a href="#">BSA</a>	0	0	0.5000
CLOSED & ABANDONED LANDFILL INVENTORY	<a href="#">CALE</a>	0	0	0.5000
LEAKING PETROLEUM STORAGE TANKS	<a href="#">LPST</a>	3	0	0.5000
MUNICIPAL SOLID WASTE LANDFILL SITES	<a href="#">MSWLF</a>	0	0	0.5000
RADIOACTIVE WASTE SITES	<a href="#">RWS</a>	0	0	0.5000
RAILROAD COMMISSION VCP AND BROWNFIELD SITES	<a href="#">RRCVCP</a>	0	0	0.5000
VOLUNTARY CLEANUP PROGRAM SITES	<a href="#">VCP</a>	1	0	0.5000
INDUSTRIAL AND HAZARDOUS WASTE CORRECTIVE ACTION SITES	<a href="#">IHWCA</a>	3	0	1.0000
STATE SUPERFUND SITES	<a href="#">SF</a>	0	0	1.0000
<b>SUB-TOTAL</b>				
		12	0	

#### Additional Environmental Records

Database	Acronym	Locatable	Unlocatable	Search Radius (miles)
GROUNDWATER CONTAMINATION CASES	<a href="#">GWCC</a>	0	0	TP/AP
HISTORIC GROUNDWATER CONTAMINATION CASES	<a href="#">HISTGWCC</a>	0	0	TP/AP
MUNICIPAL SETTING DESIGNATIONS	<a href="#">MSD</a>	0	0	TP/AP
NOTICE OF VIOLATIONS	<a href="#">NOV</a>	0	0	TP/AP
SPILLS LISTING	<a href="#">SPILLS</a>	0	0	TP/AP
TCEQ LIENS	<a href="#">LIENS</a>	0	0	TP/AP
TIER I I CHEMICAL REPORTING PROGRAM FACILITIES	<a href="#">TIERII</a>	0	0	TP/AP
INDUSTRIAL AND HAZARDOUS WASTE SITES	<a href="#">IHW</a>	1	0	0.2500
PERMITTED INDUSTRIAL HAZARDOUS WASTE SITES	<a href="#">PIHW</a>	0	0	0.2500
AFFECTED PROPERTY ASSESSMENT REPORTS	<a href="#">APAR</a>	1	0	0.5000
DRY CLEANER REMEDIATION PROGRAM SITES	<a href="#">DCRPS</a>	0	0	0.5000
INNOCENT OWNER / OPERATOR DATABASE	<a href="#">IOP</a>	0	0	0.5000
RECYCLING FACILITIES	<a href="#">WMRF</a>	0	0	0.5000
SALT CAVERNS FOR PETROLEUM STORAGE	<a href="#">STCV</a>	0	0	0.5000
<b>SUB-TOTAL</b>				
		2	0	

## ***Database Summary***

## Database Summary

### **LOCAL LISTING**

#### **Standard Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
CITY OF AUSTIN UNDERGROUND STORAGE TANKS	<a href="#">AUSTINUST</a>	5	0	0.2500

SUB-TOTAL		5	0	
-----------	--	---	---	--

#### **Additional Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
EDWARDS AQUIFER PERMITS	<a href="#">EAP</a>	0	0	TP/AP
CITY OF AUSTIN HISTORICAL UNDERGROUND STORAGE TANKS	<a href="#">AUSTINHISTUST</a>	5	0	0.2500

SUB-TOTAL		5	0	
-----------	--	---	---	--

## Database Summary

### **TRIBAL LISTING**

#### **Standard Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">USTR06</a>	0	0	0.2500
LEAKING UNDERGROUND STORAGE TANKS ON TRIBAL LANDS	<a href="#">LUSTR06</a>	0	0	0.5000
OPEN DUMP INVENTORY ON TRIBAL LANDS	<a href="#">ODINDIAN</a>	0	0	0.5000
SUB-TOTAL		0	0	

#### **Additional Environmental Records**

<b>Database</b>	<b>Acronym</b>	<b>Locatable</b>	<b>Unlocatable</b>	<b>Search Radius (miles)</b>
INDIAN RESERVATIONS	<a href="#">INDIANRES</a>	0	0	1.0000
SUB-TOTAL		0	0	
TOTAL		25	0	



## Database Radius Summary

### FEDERAL LISTING

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

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
AIRSAFS	0.0200	0	NS	NS	NS	NS	NS	0
BRS	0.0200	0	NS	NS	NS	NS	NS	0
CDL	0.0200	0	NS	NS	NS	NS	NS	0
DOCKETS	0.0200	0	NS	NS	NS	NS	NS	0
<b>EC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ECHOR06	0.0200	0	NS	NS	NS	NS	NS	0
<b>ERNSTX</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
FRSTX	0.0200	0	NS	NS	NS	NS	NS	0
HMIRSR06	0.0200	0	NS	NS	NS	NS	NS	0
ICIS	0.0200	0	NS	NS	NS	NS	NS	0
ICISNPDES	0.0200	0	NS	NS	NS	NS	NS	0
<b>LUCIS</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
MLTS	0.0200	0	NS	NS	NS	NS	NS	0
NPDES06	0.0200	0	NS	NS	NS	NS	NS	0
PADS	0.0200	0	NS	NS	NS	NS	NS	0
PCSR06	0.0200	0	NS	NS	NS	NS	NS	0
<b>RCRASC</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SEMSLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SFLIENS	0.0200	0	NS	NS	NS	NS	NS	0
SSTS	0.0200	0	NS	NS	NS	NS	NS	0
TRI	0.0200	0	NS	NS	NS	NS	NS	0
TSCA	0.0200	0	NS	NS	NS	NS	NS	0
<b>RCRANGR06</b>	<b>0.1250</b>	<b>0</b>	<b>1</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>1</b>
ALTFUELS	0.2500	0	0	0	NS	NS	NS	0
<b>FEMAUST</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
HISTPST	0.2500	0	0	0	NS	NS	NS	0
ICISCLEANERS	0.2500	0	0	0	NS	NS	NS	0
MRDS	0.2500	0	0	0	NS	NS	NS	0
MSHA	0.2500	0	0	0	NS	NS	NS	0
<b>RCRAGR06</b>	<b>0.2500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>BF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>DNPL</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>NLRRCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
ODI	0.5000	0	0	0	0	NS	NS	0
<b>RCRAT</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>

## Database Radius Summary

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
<b>SEMS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>SEMSARCH</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SMCRA	0.5000	0	0	0	0	NS	NS	0
USUMTRCA	0.5000	0	0	0	0	NS	NS	0
DOD	1.0000	0	0	0	0	0	NS	0
FUDS	1.0000	0	0	0	0	0	NS	0
FUSRAP	1.0000	0	0	0	0	0	NS	0
<b>NLRRCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
NMS	1.0000	0	0	0	0	0	NS	0
<b>NPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>PNPL</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRAC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>RCRASUBC</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
RODS	1.0000	0	0	0	0	0	NS	0
<b>SUB-TOTAL</b>		<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>

## Database Radius Summary

### STATE (TX) LISTING

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

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
GWCC	0.0200	0	NS	NS	NS	NS	NS	0
HISTGWCC	0.0200	0	NS	NS	NS	NS	NS	0
LIENS	0.0200	0	NS	NS	NS	NS	NS	0
MSD	0.0200	0	NS	NS	NS	NS	NS	0
NOV	0.0200	0	NS	NS	NS	NS	NS	0
<b>SIEC01</b>	<b>0.0200</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
SPILLS	0.0200	0	NS	NS	NS	NS	NS	0
TIERII	0.0200	0	NS	NS	NS	NS	NS	0
<b>DCR</b>	<b>0.2500</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>1</b>
IHW	0.2500	0	1	0	NS	NS	NS	1
PIHW	0.2500	0	0	0	NS	NS	NS	0
<b>PST</b>	<b>0.2500</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>4</b>
APAR	0.5000	0	0	0	1	NS	NS	1
<b>BSA</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>CALF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
DCRPS	0.5000	0	0	0	0	NS	NS	0
IOP	0.5000	0	0	0	0	NS	NS	0
<b>LPST</b>	<b>0.5000</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>NS</b>	<b>NS</b>	<b>3</b>
<b>MSWLF</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>RRCVCP</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
<b>RWS</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>NS</b>	<b>0</b>
STCV	0.5000	0	0	0	0	NS	NS	0
<b>VCP</b>	<b>0.5000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>NS</b>	<b>NS</b>	<b>1</b>
WMRF	0.5000	0	0	0	0	NS	NS	0
<b>IHWCA</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>NS</b>	<b>3</b>
<b>SF</b>	<b>1.0000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NS</b>	<b>0</b>
<b>SUB-TOTAL</b>		<b>0</b>	<b>6</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>14</b>

## Database Radius Summary

### **LOCAL LISTING**

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

Acronym	Search Radius (miles)	TP/AP (0 - 0.02)	1/8 Mile (> TP/AP)	1/4 Mile (> 1/8)	1/2 Mile (> 1/4)	1 Mile (> 1/2)	> 1 Mile	Total
EAP	0.0200	0	NS	NS	NS	NS	NS	0
AUSTINHISTUST	0.2500	0	4	1	NS	NS	NS	5
<b>AUSTINUST</b>	<b>0.2500</b>	<b>0</b>	<b>3</b>	<b>2</b>	<b>NS</b>	<b>NS</b>	<b>NS</b>	<b>5</b>
SUB-TOTAL		0	7	3	0	0	0	10



## Database Radius Summary

### **TRIBAL LISTING**

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

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

<b>SUB-TOTAL</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
------------------	--	----------	----------	----------	----------	----------	----------	----------

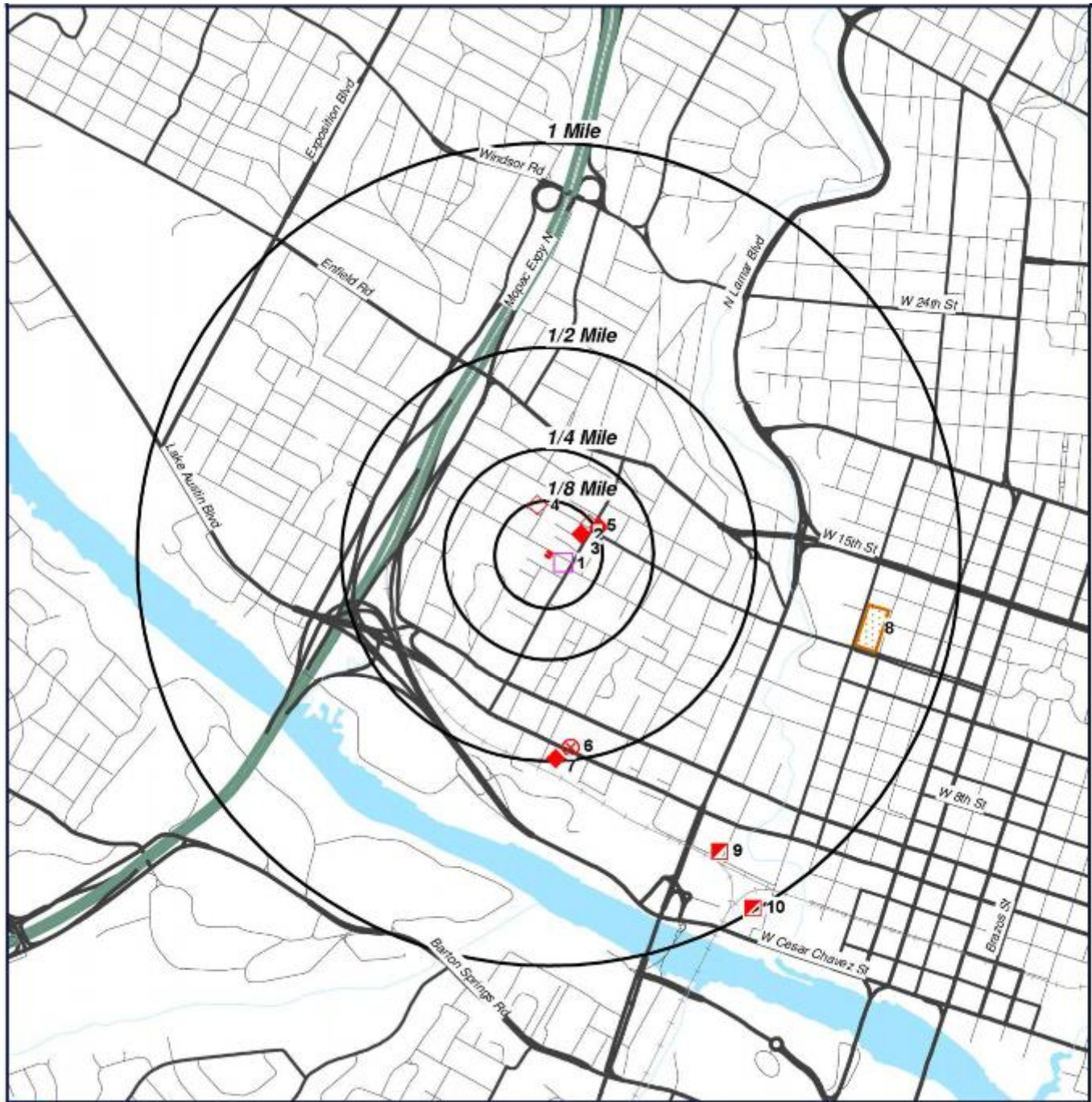
<b>TOTAL</b>		<b>0</b>	<b>14</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>25</b>
--------------	--	----------	-----------	----------	----------	----------	----------	-----------

**NOTES:**

**NS = NOT SEARCHED**

**TP/AP = TARGET PROPERTY/ADJACENT PROPERTY**

# Radius Map 1



**Vacant Lot**  
**1611 W 10th St**  
**Austin, Texas**  
**78703**

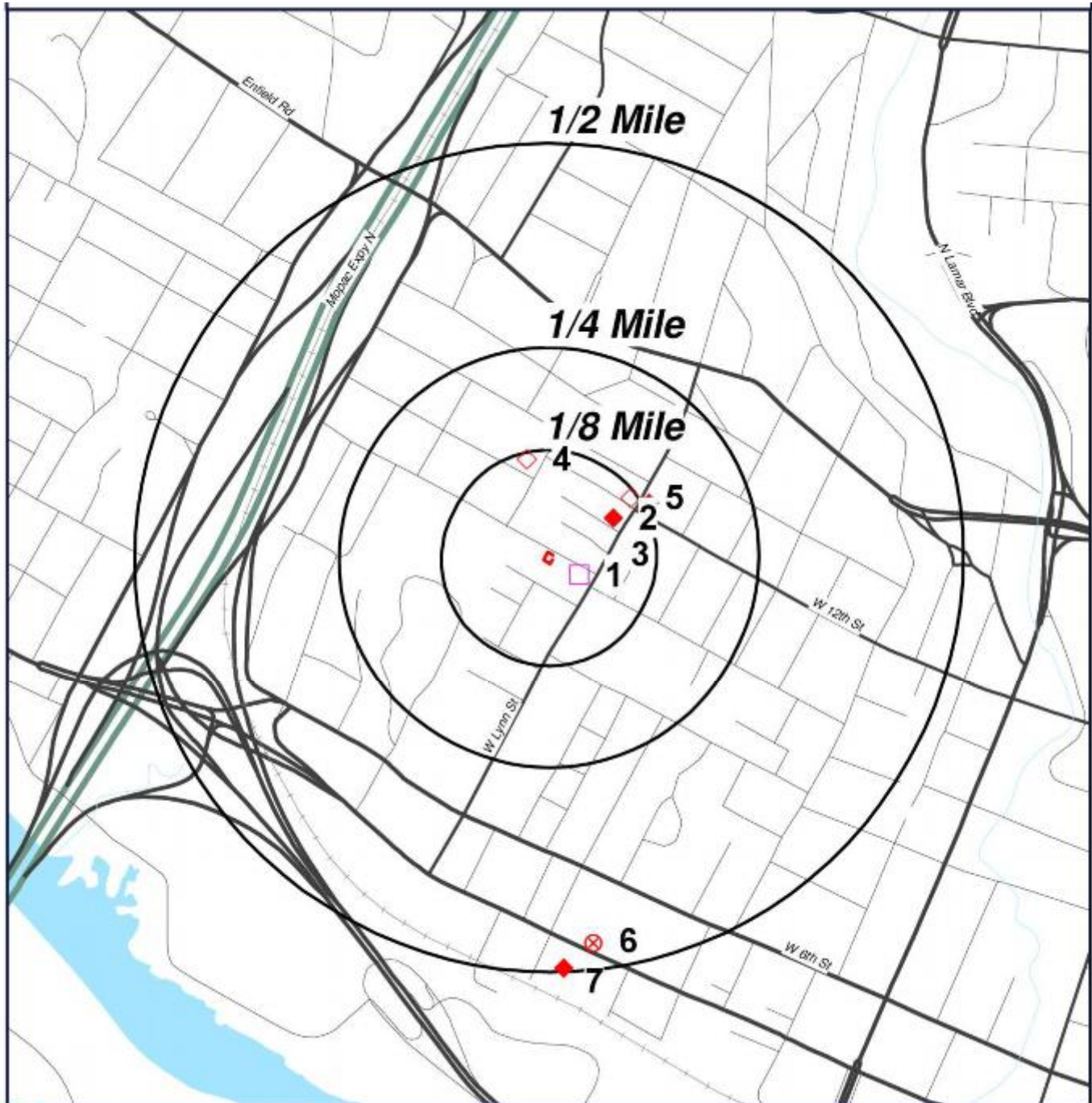
- Target Property (TP)
- RCRANGR06
- LPST
- AUSTIN HISTUST
- VCP
- IHWCA
- IHWCA



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

[Click here to access Satellite view](#)

## Radius Map 2



- Target Property (TP)
- RCRANGR06
- LPST
- AUSTIN HISTUST
- VCP
- IHWCA
- IHWCA



0' 500' 1000' 1500'

SCALE: 1" = 1000'

[Click here to access Satellite view](#)



## Ortho Map



- Target Property (TP)
- RCRANGR06
- LPST
- AUSTINHISTUST
- VCP
- IHWCA
- IHWCA

**Quadrangle(s): Austin West**  
**Vacant Lot**  
**1611 W 10th St**  
**Austin, Texas**  
**78703**



0' 500' 1000' 1500'

SCALE: 1" = 1000'

[Click here to access Satellite view](#)



## Topographic Map



 Target Property (TP)

**Quadrangle(s):** Austin West

Source: USGS, 01/24/2013

**Vacant Lot**

**1611 W 10th St**

**Austin, Texas**

78703



0'      1000'      2000'      3000'

SCALE: 1" = 2000'

[Click here to access Satellite view](#)

## Located Sites Summary

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

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">1</a>	<b>AUSTINUST</b>	<b>C0097</b>	<b>Equal (544 ft.)</b>	<b>0.047 mi. E (248 ft.)</b>	<b>KWIK WASH</b>	<b>1000 WEST LYNN ST, AUSTIN, TX 78703</b>	<a href="#">20</a>
<a href="#">1</a>	<b>AUSTINUST</b>	<b>C0302</b>	<b>Equal (544 ft.)</b>	<b>0.042 mi. ESE (222 ft.)</b>	<b>A T &amp; T</b>	<b>1601 W 10TH ST, AUSTIN, TX 78703</b>	<a href="#">21</a>
<a href="#">1</a>	IHW	66047	Equal (544 ft.)	0.039 mi. ESE (206 ft.)	AMERICAN TELEPHONE AND TELEGRAPH	1.6 MI NE L432350 WOODBURY, TX	<a href="#">22</a>
<a href="#">1</a>	<b>PST</b>	<b>17328</b>	<b>Equal (544 ft.)</b>	<b>0.039 mi. ESE (206 ft.)</b>	<b>AUSTIN JCT RADIO RELAY STATION</b>	<b>10TH &amp; LYNN ST, AUSTIN, TX 78701</b>	<a href="#">23</a>
<a href="#">1</a>	<b>PST</b>	<b>47869</b>	<b>Equal (544 ft.)</b>	<b>0.047 mi. E (248 ft.)</b>	<b>KWIK WASH</b>	<b>1000 W LYNN ST, AUSTIN, TX 78703</b>	<a href="#">25</a>
<a href="#">1</a>	<b>RCRANGR06</b>	<b>TXD980598411</b>	<b>Equal (544 ft.)</b>	<b>0.039 mi. ESE (206 ft.)</b>	<b>AMERICAN TELEPHONE AND TELEGRAPH CORPORA</b>	<b>10TH &amp; LYNN STREET, AUSTIN, TX 78702</b>	<a href="#">28</a>
<a href="#">2</a>	AUSTINHISTUS T	H0663	Lower (541 ft.)	0.086 mi. ENE (454 ft.)	GULF OIL COMPANY	W 12TH & WEST LYNN, AUSTIN, TX 78703	<a href="#">30</a>
<a href="#">2</a>	AUSTINHISTUS T	H0903	Lower (541 ft.)	0.096 mi. ENE (507 ft.)		AUSTIN, TX 78703	<a href="#">31</a>
<a href="#">2</a>	<b>AUSTINUST</b>	<b>C0098</b>	<b>Lower (541 ft.)</b>	<b>0.086 mi. ENE (454 ft.)</b>	<b>GULF OIL SITE</b>	<b>1100 WEST LYNN ST, AUSTIN, TX 78703</b>	<a href="#">32</a>
<a href="#">2</a>	<b>LPST</b>	<b>092858</b>	<b>Lower (541 ft.)</b>	<b>0.086 mi. ENE (454 ft.)</b>	<b>CLOSED GAS STATION</b>	<b>1110 W LYNN ST, AUSTIN, TX</b>	<a href="#">33</a>
<a href="#">2</a>	<b>PST</b>	<b>48532</b>	<b>Lower (541 ft.)</b>	<b>0.086 mi. ENE (454 ft.)</b>	<b>CLOSED GAS STATION</b>	<b>1110 W LYNN ST, AUSTIN, TX 78703</b>	<a href="#">34</a>
<a href="#">3</a>	AUSTINHISTUS T	H0927	Lower (541 ft.)	0.117 mi. ENE (618 ft.)		AUSTIN, TX 78703	<a href="#">40</a>
<a href="#">3</a>	<b>DCR</b>	<b>RN104028832</b>	<b>Lower (541 ft.)</b>	<b>0.108 mi. ENE (570 ft.)</b>		<b>1113 W LYNN ST, AUSTIN, TX 78703</b>	<a href="#">41</a>
<a href="#">4</a>	AUSTINHISTUS T	H0243	Lower (539 ft.)	0.115 mi. NNW (607 ft.)	MORRIS JOHNSON	1702 W 11TH, AUSTIN, TX 78703	<a href="#">43</a>
<a href="#">5</a>	AUSTINHISTUS T	H0486	Lower (541 ft.)	0.132 mi. ENE (697 ft.)	ALFRED ELLISON	W 12TH ST AND WEST LYNNE, AUSTIN, TX 78703	<a href="#">44</a>
<a href="#">5</a>	<b>AUSTINUST</b>	<b>N0016</b>	<b>Lower (541 ft.)</b>	<b>0.132 mi. ENE (697 ft.)</b>	<b>SLEDD NURSERY</b>	<b>1211 WEST LYNN ST, AUSTIN, TX 78703</b>	<a href="#">45</a>
<a href="#">5</a>	<b>AUSTINUST</b>	<b>N0079</b>	<b>Lower (541 ft.)</b>	<b>0.132 mi. ENE (697 ft.)</b>	<b>ALFRED ELLISON</b>	<b>1201 WEST LYNN ST, AUSTIN, TX 78703</b>	<a href="#">46</a>
<a href="#">5</a>	<b>LPST</b>	<b>116425</b>	<b>Lower (541 ft.)</b>	<b>0.132 mi. ENE (697 ft.)</b>	<b>SLEDD LANDSCAPE NURSERY</b>	<b>1201 W LYNN ST, AUSTIN, TX</b>	<a href="#">47</a>

## Located Sites Summary

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

Map ID#	Database Name	Site ID#	Relative Elevation	Distance From Site	Site Name	Address	PAGE #
<a href="#">5</a>	<b>PST</b>	<b>23291</b>	<b>Lower (541 ft.)</b>	<b>0.132 mi. ENE (697 ft.)</b>	<b>ALFRED ELLISON</b>	<b>1201 W LYNN ST, AUSTIN, TX 78703</b>	<a href="#">51</a>
<a href="#">6</a>	APAR	1958	Lower (482 ft.)	0.466 mi. S (2460 ft.)	CAPITOL CITY PARTNERS LOTS	1310 W 5TH ST, AUSTIN, TX 78703	<a href="#">56</a>
<a href="#">6</a>	<b>VCP</b>	<b>1958</b>	<b>Lower (482 ft.)</b>	<b>0.466 mi. S (2460 ft.)</b>	<b>CAPITAL CITY PARTNERS LOTS</b>	<b>1310 - 1314 WEST 5TH STREET, AUSTIN, TX 78703</b>	<a href="#">57</a>
<a href="#">7</a>	<b>LPST</b>	<b>109325</b>	<b>Lower (482 ft.)</b>	<b>0.496 mi. S (2619 ft.)</b>	<b>CRISWELL BUS TERMINAL</b>	<b>1315 W 5TH ST, AUSTIN, TX</b>	<a href="#">58</a>
<a href="#">8</a>	<b>IHWCA</b>	<b>66189</b>	<b>Lower (511 ft.)</b>	<b>0.777 mi. ESE (4103 ft.)</b>	<b>AUSTIN COMMUNITY COLLEGE RIO GRANDE CAMPUS</b>	<b>1212 RIO GRANDE ST, AUSTIN, TX 78701</b>	<a href="#">65</a>
<a href="#">9</a>	<b>IHWCA</b>	<b>T2118</b>	<b>Lower (465 ft.)</b>	<b>0.832 mi. SE (4393 ft.)</b>	<b>PROPOSED SPRING CONDOMINIUMS</b>	<b>302 BOWIE ST, AUSTIN, TX 78703</b>	<a href="#">66</a>
<a href="#">10</a>	<b>IHWCA</b>	<b>33939</b>	<b>Lower (459 ft.)</b>	<b>0.993 mi. SE (5243 ft.)</b>	<b>SEAHOLM POWER PLANT</b>	<b>800 W CESAR CHAVEZ, AUSTIN, TX 78703</b>	<a href="#">67</a>



## Elevation Summary

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

**Target Property Elevation: 544 ft.**

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

### **EQUAL/HIGHER ELEVATION**

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">1</a>	<b>AUSTINUST</b>	<b>544 ft.</b>	<b>KWIK WASH</b>	<b>1000 WEST LYNN ST, AUSTIN, TX 78703</b>	<a href="#">20</a>
<a href="#">1</a>	<b>AUSTINUST</b>	<b>544 ft.</b>	<b>A T &amp; T</b>	<b>1601 W 10TH ST, AUSTIN, TX 78703</b>	<a href="#">21</a>
<a href="#">1</a>	IHW	544 ft.	AMERICAN TELEPHONE AND TELEGRAPH	1.6 MI NE L432350 WOODBURY, TX	<a href="#">22</a>
<a href="#">1</a>	<b>PST</b>	<b>544 ft.</b>	<b>AUSTIN JCT RADIO RELAY STATION</b>	<b>10TH &amp; LYNN ST, AUSTIN, TX 78701</b>	<a href="#">23</a>
<a href="#">1</a>	<b>PST</b>	<b>544 ft.</b>	<b>KWIK WASH</b>	<b>1000 W LYNN ST, AUSTIN, TX 78703</b>	<a href="#">25</a>
<a href="#">1</a>	<b>RCRANGR06</b>	<b>544 ft.</b>	<b>AMERICAN TELEPHONE AND TELEGRAPH CORPORA</b>	<b>10TH &amp; LYNN STREET, AUSTIN, TX 78702</b>	<a href="#">28</a>

### **LOWER ELEVATION**

Map ID#	Database Name	Elevation	Site Name	Address	Page #
<a href="#">2</a>	AUSTINHISTUST	541 ft.	GULF OIL COMPANY	W 12TH & WEST LYNN, AUSTIN, TX 78703	<a href="#">30</a>
<a href="#">2</a>	AUSTINHISTUST	541 ft.		AUSTIN, TX 78703	<a href="#">31</a>
<a href="#">2</a>	<b>AUSTINUST</b>	<b>541 ft.</b>	<b>GULF OIL SITE</b>	<b>1100 WEST LYNN ST, AUSTIN, TX 78703</b>	<a href="#">32</a>
<a href="#">2</a>	<b>LPST</b>	<b>541 ft.</b>	<b>CLOSED GAS STATION</b>	<b>1110 W LYNN ST, AUSTIN, TX</b>	<a href="#">33</a>
<a href="#">2</a>	<b>PST</b>	<b>541 ft.</b>	<b>CLOSED GAS STATION</b>	<b>1110 W LYNN ST, AUSTIN, TX 78703</b>	<a href="#">34</a>
<a href="#">3</a>	AUSTINHISTUST	541 ft.		AUSTIN, TX 78703	<a href="#">40</a>
<a href="#">3</a>	<b>DCR</b>	<b>541 ft.</b>		<b>1113 W LYNN ST, AUSTIN, TX 78703</b>	<a href="#">41</a>
<a href="#">4</a>	AUSTINHISTUST	539 ft.	MORRIS JOHNSON	1702 W 11TH, AUSTIN, TX 78703	<a href="#">43</a>
<a href="#">5</a>	AUSTINHISTUST	541 ft.	ALFRED ELLISON	W 12TH ST AND WEST LYNNE, AUSTIN, TX 78703	<a href="#">44</a>
<a href="#">5</a>	<b>AUSTINUST</b>	<b>541 ft.</b>	<b>SLEDD NURSERY</b>	<b>1211 WEST LYNN ST, AUSTIN, TX 78703</b>	<a href="#">45</a>
<a href="#">5</a>	<b>AUSTINUST</b>	<b>541 ft.</b>	<b>ALFRED ELLISON</b>	<b>1201 WEST LYNN ST, AUSTIN, TX 78703</b>	<a href="#">46</a>
<a href="#">5</a>	<b>LPST</b>	<b>541 ft.</b>	<b>SLEDD LANDSCAPE NURSERY</b>	<b>1201 W LYNN ST, AUSTIN, TX</b>	<a href="#">47</a>
<a href="#">5</a>	<b>PST</b>	<b>541 ft.</b>	<b>ALFRED ELLISON</b>	<b>1201 W LYNN ST, AUSTIN, TX 78703</b>	<a href="#">51</a>
<a href="#">6</a>	APAR	482 ft.	CAPITOL CITY PARTNERS LOTS	1310 W 5TH ST, AUSTIN, TX 78703	<a href="#">56</a>
<a href="#">6</a>	<b>VCP</b>	<b>482 ft.</b>	<b>CAPITAL CITY PARTNERS LOTS</b>	<b>1310 - 1314 WEST 5TH STREET, AUSTIN, TX 78703</b>	<a href="#">57</a>
<a href="#">7</a>	<b>LPST</b>	<b>482 ft.</b>	<b>CRISWELL BUS TERMINAL</b>	<b>1315 W 5TH ST, AUSTIN, TX</b>	<a href="#">58</a>
<a href="#">8</a>	<b>IHWCA</b>	<b>511 ft.</b>	<b>AUSTIN COMMUNITY COLLEGE RIO GRANDE CAMPUS</b>	<b>1212 RIO GRANDE ST, AUSTIN, TX 78701</b>	<a href="#">65</a>
<a href="#">9</a>	<b>IHWCA</b>	<b>465 ft.</b>	<b>PROPOSED SPRING CONDOMINIUMS</b>	<b>302 BOWIE ST, AUSTIN, TX 78703</b>	<a href="#">66</a>
<a href="#">10</a>	<b>IHWCA</b>	<b>459 ft.</b>	<b>SEAHOLM POWER PLANT</b>	<b>800 W CESAR CHAVEZ, AUSTIN, TX 78703</b>	<a href="#">67</a>



## City of Austin Underground Storage Tanks (AUSTINUST)

[MAP ID# 1](#)

Distance from Property: 0.047 mi. (248 ft.) E

Elevation: 544 ft. (Equal to TP)

### FACILITY INFORMATION

GEOSEARCH ID: **C0097**

UST ID #: **C0097**

NAME: **KWIK WASH**

ADDRESS: **1000 WEST LYNN ST**

**AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **NOT REPORTED**

TANK TYPE: **NOT REPORTED**

STATUS OF UST BY CITY COUNCIL: **NOT REPORTED**

CITY COUNCIL APPROVAL DATE: **NOT REPORTED**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NOT REPORTED**

PERMIT STATUS: **C**

HISTORICAL RECORD?: **NO**

COMMENT: **NOT REPORTED**

HYPER LINK TO COUNCIL MINUTES: **NOT REPORTED**

---

[Back to Report Summary](#)

## City of Austin Underground Storage Tanks (AUSTINUST)

[MAP ID# 1](#)

Distance from Property: 0.042 mi. (222 ft.) ESE  
Elevation: 544 ft. (Equal to TP)

### FACILITY INFORMATION

GEOSEARCH ID: **C0302**

UST ID #: **C0302**

NAME: **A T & T**

ADDRESS: **1601 W 10TH ST  
AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **NOT REPORTED**

TANK TYPE: **NOT REPORTED**

STATUS OF UST BY CITY COUNCIL: **NOT REPORTED**

CITY COUNCIL APPROVAL DATE: **NOT REPORTED**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NOT REPORTED**

PERMIT STATUS: **C**

HISTORICAL RECORD?: **NO**

COMMENT: **NOT REPORTED**

HYPER LINK TO COUNCIL MINUTES: **NOT REPORTED**

---

[Back to Report Summary](#)

## Industrial and Hazardous Waste Sites (IHW)

[MAP ID# 1](#)

Distance from Property: 0.039 mi. (206 ft.) ESE  
Elevation: 544 ft. (Equal to TP)

### FACILITY INFORMATION

REGISTRATION#: 66047    EPA ID: TXD980540215  
TNRCC ID #: 21350  
NAME: AMERICAN TELEPHONE AND TELEGRAPH  
ADDRESS: 1.6 MI NE L432350 WOODBURY  
NOT REPORTED, TX

CONTACT: ENVIRONMENTAL MANAGER

PHONE: 816-9458333

BUSINESS DESCRIPTION: THIS REGISTRATION WAS INACTIVATED BECAUSE THIS FACILITY WAS REGISTERED PRIOR TO 1994 AND NO WASTE ACTIVITY WAS REPORTED IN 1994, 1995 AND 1996.

INDUSTRIAL WASTE PERMIT #: NOT REPORTED

MUNICIPAL WASTE PERMIT #: NOT REPORTED

SIC CODE: NOT REPORTED

WASTE GENERATOR: YES

WASTE RECEIVER: NO

WASTE TRANSPORTER: NO

TRANSFER FACILITY: NO

MAQUILADORA (MEXICAN FACILITY): NO

STATUS: INACTIVE

AMOUNT OF WASTE GENERATED: NOT A HW GENERATOR

GENERATOR TYPE: NOT REPORTED

THIS FACILITY IS A NON-NOTIFIER

THIS FACILITY IS A STEERS REPORTER - (STATE OF TEXAS ENVIRONMENTAL ELECTRONIC REPORTING SYSTEM)

THIS FACILITY IS REQUIRED TO SUBMIT AN ANNUAL WASTE REPORT

THIS FACILITY IS INVOLVED IN RECYCLING ACTIVITIES

LAST UPDATE TO TRACS (TCEQ REGULATORY ACTIVITIES AND COMPLIANCE SYSTEM): 03/02/2018

### ACTIVITIES

ACTIVITY TYPE: UNKNOWN

ACTIVITY DESCRIPTION: NOT REPORTED

### WASTE

NO RECORDS

### OWNER INFORMATION

NAME: AMERICAN TELEPHONE AND TELEGRAPH COMPANY  
ADDRESS: 811 MAIN ST STE 939  
KANSAS CITY, MO 64141  
PHONE: 1-816-9458333

---

[Back to Report Summary](#)

## Petroleum Storage Tanks (PST)

[MAP ID# 1](#)

Distance from Property: 0.039 mi. (206 ft.) ESE  
Elevation: 544 ft. (Equal to TP)

### FACILITY INFORMATION

ID#: 17328  
NAME: AUSTIN JCT RADIO RELAY STATION  
ADDRESS: 10TH & LYNN ST  
AUSTIN, TX 78701  
COUNTY: TRAVIS  
REGION: 11

TYPE: NOT REPORTED  
BEGIN DATE: 08/26/1986  
STATUS: INACTIVE  
EXEMPT STATUS: NO  
RECORDS OFF-SITE: NO  
NUMBER OF ACTIVE UNDERGROUND TANKS: NOT REPORTED  
NUMBER OF ACTIVE ABOVEGROUND TANKS: NOT REPORTED

### APPLICATION INFORMATION:

RECEIVED DATE ON EARLIEST REGISTRATION FORM: 05/08/1986  
SIGNATURE DATE ON EARLIEST REGISTRATION FORM: 04/10/1986  
SIGNATURE NAME & TITLE: DE SHAFER, SUPV  
ENFORCEMENT ACTION DATE: NOT REPORTED

### OWNER

OWNER NUMBER: CN601407935  
NAME: AT&T CORP  
CONTACT ADDRESS: OWNER ADDRESS NOT REPORTED  
CITY NOT REPORTED

TYPE: CORPORATION/COMPANY  
BEGIN DATE: 08/26/1986  
CONTACT ROLE: NOT REPORTED  
CONTACT NAME: NOT REPORTED  
CONTACT TITLE: NOT REPORTED  
ORGANIZATION: NOT REPORTED  
PHONE: NOT REPORTED  
FAX: NOT REPORTED  
EMAIL: NOT REPORTED

### OPERATOR

NO OPERATOR INFORMATION REPORTED

### SELF-CERTIFICATION

-NO SELF-CERTIFICATION INFORMATION REPORTED-

### CONSTRUCTION NOTIFICATION

NO CONSTRUCTION NOTIFICATION DATA REPORTED FOR THIS FACILITY

### UNDERGROUND STORAGE TANK

TANK ID: 1	NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 01/01/1950	REGISTRATION DATE: 05/08/1986
TANK CAPACITY (GAL): 3000	EMPTY TANK: NOT EMPTY

### CONTACT INFORMATION

NAME: DE SHAFER  
TITLE: SUPV  
ORGANIZATION: AUSTIN JCT RADIO RELAY STATION  
MAIL ADDRESS: MAILING ADDRESS NOT REPORTED  
CITY NOT REPORTED  
PHONE: (816) 3913610 0



## Petroleum Storage Tanks (PST)

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **01/13/1992**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **YES**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **YES**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **52120**

TANK ID: **1**

COMPARTMENT LETTER: **A**

SUBSTANCES: **DIESEL**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **3000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### ABOVEGROUND STORAGE TANK INFORMATION

**NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY**

---

[Back to Report Summary](#)

## Petroleum Storage Tanks (PST)

[MAP ID# 1](#)

Distance from Property: 0.047 mi. (248 ft.) E  
Elevation: 544 ft. (Equal to TP)

### FACILITY INFORMATION

ID#: 47869  
NAME: KWIK WASH  
ADDRESS: 1000 W LYNN ST  
AUSTIN, TX 78703  
COUNTY: TRAVIS  
REGION: 11  
TYPE: RETAIL  
BEGIN DATE: 03/14/1989  
STATUS: INACTIVE  
EXEMPT STATUS: NO  
RECORDS OFF-SITE: NO  
NUMBER OF ACTIVE UNDERGROUND TANKS: NOT REPORTED  
NUMBER OF ACTIVE ABOVEGROUND TANKS: NOT REPORTED

### APPLICATION INFORMATION:

RECEIVED DATE ON EARLIEST REGISTRATION FORM: 09/09/1988  
SIGNATURE DATE ON EARLIEST REGISTRATION FORM: 09/08/1988  
SIGNATURE NAME & TITLE: SIGNATURE NAME NOT REPORTED, SIGNATURE TITLE NOT REPORTED  
ENFORCEMENT ACTION DATE: NOT REPORTED

### OWNER

OWNER NUMBER: CN600240329  
NAME: 7-ELEVEN INC  
CONTACT ADDRESS: OWNER ADDRESS NOT REPORTED  
CITY NOT REPORTED

TYPE: CORPORATION/COMPANY  
BEGIN DATE: 03/14/1989  
CONTACT ROLE: NOT REPORTED  
CONTACT NAME: NOT REPORTED  
CONTACT TITLE: NOT REPORTED  
ORGANIZATION: NOT REPORTED  
PHONE: NOT REPORTED  
FAX: NOT REPORTED  
EMAIL: NOT REPORTED

### OPERATOR

NO OPERATOR INFORMATION REPORTED

### SELF-CERTIFICATION

-NO SELF-CERTIFICATION INFORMATION REPORTED-

### CONSTRUCTION NOTIFICATION

NO CONSTRUCTION NOTIFICATION DATA REPORTED FOR THIS FACILITY

### UNDERGROUND STORAGE TANK

TANK ID: 1	NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 01/01/1977	REGISTRATION DATE: 09/09/1988
TANK CAPACITY (GAL): 6000	EMPTY TANK: NOT EMPTY

### CONTACT INFORMATION

NAME: BRENT PEPPER  
TITLE: AUS TEX SS EQUIP  
ORGANIZATION: KWIK WASH  
MAIL ADDRESS: MAILING ADDRESS NOT REPORTED  
CITY NOT REPORTED  
PHONE: (512) 3462260 0

## Petroleum Storage Tanks (PST)

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **09/02/1988**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

### TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **34663**

TANK ID: **1**

COMPARTMENT LETTER: **A**

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **6000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

### CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

### PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **2**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1977**

REGISTRATION DATE: **09/09/1988**

TANK CAPACITY (GAL): **6000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **09/02/1988**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

## Petroleum Storage Tanks (PST)

### NOT REPORTED

EXTERNAL CONTAINMENT:

### NOT REPORTED

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **34664**

TANK ID: **2**

COMPARTMENT LETTER: **A**

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **6000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

### NOT REPORTED

PIPING RELEASE DETECTION:

### NOT REPORTED

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### ABOVEGROUND STORAGE TANK INFORMATION

**NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY**

---

[Back to Report Summary](#)



## Resource Conservation & Recovery Act - Non-Generator (RCRANGR06)

MAP ID# 1

Distance from Property: 0.039 mi. (206 ft.) ESE  
Elevation: 544 ft. (Equal to TP)

### FACILITY INFORMATION

EPA ID#: TXD980598411

NAME: AMERICAN TELEPHONE AND TELEGRAPH CORPORA

ADDRESS: 10TH & LYNN STREET  
AUSTIN, TX 78702

OWNER TYPE: NOT REPORTED

OWNER NAME: AMERICAN TELEPHONE AND  
TELEGRAPH CORPORA

OPERATOR TYPE: NOT REPORTED

OPERATOR NAME: AMERICAN TELEPHONE AND  
TELEGRAPH CORPORA

CONTACT NAME: ENVIRONMENTAL MANAGER

CONTACT ADDRESS: 227 W MONROE ST FL 14  
CHICAGO IL 60606

CONTACT PHONE: NOT REPORTED

NON-NOTIFIER: NOT A NON-NOTIFIER

DATE RECEIVED BY AGENCY: 11/08/2001

CERTIFICATION - NO CERTIFICATION REPORTED -

INDUSTRY CLASSIFICATION (NAICS) - NO NAICS INFORMATION REPORTED -

#### CURRENT ACTIVITY INFORMATION

GENERATOR STATUS: NON-GENERATOR LAST UPDATED DATE: 03/25/2004

SUBJECT TO CORRECTIVE ACTION UNIVERSE: NO

TDSFs POTENTIALLY SUBJECT TO CORRECTIVE ACTION UNDER 3004 (u)/(v) UNIVERSE: NO

TDSFs ONLY SUBJECT TO CORRECTIVE ACTION UNDER DISCRETIONARY AUTHORITIES UNIVERSE: NO

NON TDSFs WHERE RCRA CORRECTIVE ACTION HAS BEEN IMPOSED UNIVERSE: NO

CORRECTIVE ACTION WORKLOAD UNIVERSE: NO

IMPORTER: NO

UNDERGROUND INJECTION: NO

MIXED WASTE GENERATOR: NO

UNIVERSAL WASTE DESTINATION FACILITY: NO

RECYCLER: NO

TRANSFER FACILITY: NO

TRANSPORTER: NO

USED OIL FUEL BURNER: NO

ONSITE BURNER EXEMPTION: NO

USED OIL PROCESSOR: NO

FURNACE EXEMPTION: NO

USED OIL FUEL MARKETER TO BURNER: NO

USED OIL REFINER: NO

SPECIFICATION USED OIL MARKETER: NO

USED OIL TRANSFER FACILITY: NO

USED OIL TRANSPORTER: NO

#### COMPLIANCE, MONITORING AND ENFORCEMENT INFORMATION

EVALUATIONS - NO EVALUATIONS REPORTED -

VIOLATIONS - NO VIOLATIONS REPORTED -

ENFORCEMENTS - NO ENFORCEMENTS REPORTED -

#### HAZARDOUS WASTE

D000

D002 CORROSIVE WASTE

UNIVERSAL WASTE - NO UNIVERSAL WASTE REPORTED -

CORRECTIVE ACTION AREA - NO CORRECTIVE ACTION AREA INFORMATION REPORTED -

CORRECTIVE ACTION EVENT

NO CORRECTIVE ACTION EVENT(S) REPORTED

## ***Resource Conservation & Recovery Act - Non-Generator (RCRANGR06)***

[Back to Report Summary](#)

## City of Austin Historical Underground Storage Tanks (AUSTINHISTUST)

[MAP ID# 2](#)

Distance from Property: 0.086 mi. (454 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: **H0663**

UST ID #: **H0663**

NAME: **GULF OIL COMPANY**

ADDRESS: **W 12TH & WEST LYNN  
AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **SW CORNER**

TANK TYPE: **NEW FILLING STATION**

STATUS OF UST BY CITY COUNCIL: **COUNCIL APPROVED**

CITY COUNCIL APPROVAL DATE: **07/12/1956**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NO**

PERMIT STATUS: **H**

HISTORICAL RECORD?: **YES**

COMMENT: **PUBLIC USE**

HYPER LINK TO COUNCIL MINUTES: <http://www.cityofaustin.org/edims/document.cfm?id=44739>

---

[Back to Report Summary](#)

## City of Austin Historical Underground Storage Tanks (AUSTINHISTUST)

[MAP ID# 2](#)

Distance from Property: 0.096 mi. (507 ft.) ENE

Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: **H0903**

UST ID #: **H0903**

NAME: **NOT REPORTED**

ADDRESS: **NOT REPORTED**

**AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **NOT REPORTED**

TANK TYPE: **NOT REPORTED**

STATUS OF UST BY CITY COUNCIL: **NOT REPORTED**

CITY COUNCIL APPROVAL DATE: **00//0000**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NOT REPORTED**

PERMIT STATUS: **H**

HISTORICAL RECORD?: **YES**

COMMENT: **NOT REPORTED**

HYPER LINK TO COUNCIL MINUTES: <http://www.cityofaustin.org/edims/document.cfm?id=118330>

---

[Back to Report Summary](#)



## City of Austin Underground Storage Tanks (AUSTINUST)

[MAP ID# 2](#)

Distance from Property: 0.086 mi. (454 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: **C0098**

UST ID #: **C0098**

NAME: **GULF OIL SITE**

ADDRESS: **1100 WEST LYNN ST  
AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **NOT REPORTED**

TANK TYPE: **NOT REPORTED**

STATUS OF UST BY CITY COUNCIL: **NOT REPORTED**

CITY COUNCIL APPROVAL DATE: **NOT REPORTED**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NOT REPORTED**

PERMIT STATUS: **C**

HISTORICAL RECORD?: **NO**

COMMENT: **NOT REPORTED**

HYPER LINK TO COUNCIL MINUTES: **NOT REPORTED**

---

[Back to Report Summary](#)

## Leaking Petroleum Storage Tanks (LPST)

**MAP ID# 2**

Distance from Property: 0.086 mi. (454 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: 092858  
LPST ID: 092858  
FACILITY ID: NOT REPORTED  
NAME: CLOSED GAS STATION  
ADDRESS: 1110 W LYNN ST  
AUSTIN, TX

### LEAKING TANK DETAILS

LPST ID: 092858  
NAME: CLOSED GAS STATION  
FACILITY LOCATION: NOT REPORTED  
PRIORITY CODE: 4A - SOIL CONTAMINATION ONLY REQUIRES FULL SITE ASSESSMENT RAP  
CORRECTIVE ACTION STATUS CODE: 6A - FINAL CONCURRENCE ISSUED  
CORRECTIVE ACTION START DATE: 4/25/1989  
REPORTED DATE: 3/23/1989  
ENTERED DATE: 4/25/1989

### PRP INFORMATION

NAME: CALONETTA MRS ANTHONY  
ADDRESS: ADDRESS NOT REPORTED  
AUSTIN TX 78731  
CONTACT: NOT REPORTED  
PHONE: NOT REPORTED

### UNDERGROUND STORAGE TANK

NO UNDERGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

### ABOVEGROUND STORAGE TANK INFORMATION

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)

## Petroleum Storage Tanks (PST)

MAP ID# 2

Distance from Property: 0.086 mi. (454 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

ID#: 48532  
NAME: CLOSED GAS STATION  
ADDRESS: 1110 W LYNN ST  
AUSTIN, TX 78703  
COUNTY: TRAVIS  
REGION: 11  
TYPE: UNKNOWN  
BEGIN DATE: 06/27/1989  
STATUS: INACTIVE  
EXEMPT STATUS: NO  
RECORDS OFF-SITE: NO  
NUMBER OF ACTIVE UNDERGROUND TANKS: NOT REPORTED  
NUMBER OF ACTIVE ABOVEGROUND TANKS: NOT REPORTED

### APPLICATION INFORMATION:

RECEIVED DATE ON EARLIEST REGISTRATION FORM: 04/24/1989  
SIGNATURE DATE ON EARLIEST REGISTRATION FORM: 04/19/1989  
SIGNATURE NAME & TITLE: SAME, SAME  
ENFORCEMENT ACTION DATE: NOT REPORTED

### OWNER

OWNER NUMBER: CN601204654  
NAME: COLONNETTA  
CONTACT ADDRESS: OWNER ADDRESS NOT REPORTED  
CITY NOT REPORTED

TYPE: INDIVIDUAL  
BEGIN DATE: 06/27/1989  
CONTACT ROLE: NOT REPORTED  
CONTACT NAME: NOT REPORTED  
CONTACT TITLE: NOT REPORTED  
ORGANIZATION: NOT REPORTED  
PHONE: NOT REPORTED  
FAX: NOT REPORTED  
EMAIL: NOT REPORTED

### OPERATOR

NO OPERATOR INFORMATION REPORTED

### SELF-CERTIFICATION

-NO SELF-CERTIFICATION INFORMATION REPORTED-

### CONSTRUCTION NOTIFICATION

NO CONSTRUCTION NOTIFICATION DATA REPORTED FOR THIS FACILITY

### UNDERGROUND STORAGE TANK

TANK ID: 1	NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 01/01/1969	REGISTRATION DATE: 04/24/1989
TANK CAPACITY (GAL): 3000	EMPTY TANK: NOT EMPTY

### CONTACT INFORMATION

NAME: ANTHONY COLONNETTA  
TITLE: OWNER  
ORGANIZATION: CLOSED GAS STATION  
MAIL ADDRESS: MAILING ADDRESS NOT REPORTED  
CITY NOT REPORTED  
PHONE: (512) 3459559 0

## Petroleum Storage Tanks (PST)

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **04/06/1989**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

### TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **113793**

TANK ID: **1**

COMPARTMENT LETTER: **A**

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **3000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

### CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

### PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **2**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1969**

REGISTRATION DATE: **04/24/1989**

TANK CAPACITY (GAL): **3000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **04/06/1989**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:



## Petroleum Storage Tanks (PST)

### NOT REPORTED

EXTERNAL CONTAINMENT:

### NOT REPORTED

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **113794**

TANK ID: **2**

COMPARTMENT LETTER: **A**

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **3000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

### NOT REPORTED

PIPING RELEASE DETECTION:

### NOT REPORTED

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **3**

INSTALLATION DATE: **01/01/1969**

TANK CAPACITY (GAL): **3000**

STATUS: **REMOVED FROM GROUND**

INTERNAL PROTECTION DATE: **NOT REPORTED**

TANK DESIGN SINGLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

NUMBER OF COMPARTMENTS: **1**

REGISTRATION DATE: **04/24/1989**

EMPTY TANK: **NOT EMPTY**

STATUS BEGIN DATE: **04/06/1989**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

### STEEL

CORROSION PROTECTION:

### NOT REPORTED

EXTERNAL CONTAINMENT:

### NOT REPORTED

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **113795**

TANK ID: **3**

## Petroleum Storage Tanks (PST)

COMPARTMENT LETTER: **A**

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **3000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **4**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1969**

REGISTRATION DATE: **04/24/1989**

TANK CAPACITY (GAL): **6000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **04/06/1989**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### **TANK DETAILS**

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **113796**

TANK ID: **4**

COMPARTMENT LETTER: **A**

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **6000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

## Petroleum Storage Tanks (PST)

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **5**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1969**

REGISTRATION DATE: **04/24/1989**

TANK CAPACITY (GAL): **6000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **04/06/1989**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### **TANK DETAILS**

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **113797**

TANK ID: **5**

COMPARTMENT LETTER: **A**

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **6000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **ABOVEGROUND STORAGE TANK INFORMATION**

## ***Petroleum Storage Tanks (PST)***

NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY

---

[Back to Report Summary](#)



## City of Austin Historical Underground Storage Tanks (AUSTINHISTUST)

**MAP ID# 3**

Distance from Property: 0.117 mi. (618 ft.) ENE

Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: **H0927**

UST ID #: **H0927**

NAME: **NOT REPORTED**

ADDRESS: **NOT REPORTED**

**AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **NOT REPORTED**

TANK TYPE: **NOT REPORTED**

STATUS OF UST BY CITY COUNCIL: **NOT REPORTED**

CITY COUNCIL APPROVAL DATE: **00//0000**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NOT REPORTED**

PERMIT STATUS: **H**

HISTORICAL RECORD?: **YES**

COMMENT: **NOT REPORTED**

HYPER LINK TO COUNCIL MINUTES: <http://www.cityofaustin.org/edims/document.cfm?id=118246>

---

[Back to Report Summary](#)

## Dry Cleaner Registration Database (DCR)

**MAP ID# 3**

Distance from Property: 0.108 mi. (570 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### **FACILITY INFORMATION**

REGISTRATION #: RN104028832  
CUSTOMER #: CN600302798  
NAME: **NOT REPORTED**  
ADDRESS: 1113 W LYNN ST  
AUSTIN, TX 78703  
ACCOUNT NUMBER: 24,001,631  
PRINCIPAL NAME: KIMS CLEANERS INC  
PHONE NUMBER: 512-3277690  
SITE TYPE: **DROP STATION REGISTRATION**  
FISCAL YEAR: **FY2017**  
SOLVENT: **NOT REPORTED**  
QUANTITY: **NOT REPORTED**

FISCAL YEAR: **FY2017**  
SOLVENT: **NOT REPORTED**  
QUANTITY: **NOT REPORTED**

FISCAL YEAR: **FY2016**  
SOLVENT: **PETROLEUM**  
QUANTITY: **2023 GALLONS**

FISCAL YEAR: **FY2016**  
SOLVENT: **PETROLEUM**  
QUANTITY: **2023 GALLONS**

FISCAL YEAR: **FY2015**  
SOLVENT: **PETROLEUM**  
QUANTITY: **1875 GALLONS**

FISCAL YEAR: **FY2015**  
SOLVENT: **PETROLEUM**  
QUANTITY: **1875 GALLONS**

FISCAL YEAR: **FY2014**  
SOLVENT: **PETROLEUM**  
QUANTITY: **2023 GALLONS**

FISCAL YEAR: **FY2013**  
SOLVENT: **PETROLEUM**  
QUANTITY: **2391 GALLONS**

FISCAL YEAR: **FY2012**  
SOLVENT: **PETROLEUM**

## ***Dry Cleaner Registration Database (DCR)***

QUANTITY: **2232 GALLONS**

FISCAL YEAR: **FY2011**

SOLVENT: **PETROLEUM**

QUANTITY: **2480 GALLONS**

FISCAL YEAR: **FY2010**

SOLVENT: **PETROLEUM**

QUANTITY: **2866 GALLONS**

FISCAL YEAR: **FY2009**

SOLVENT: **PETROLEUM**

QUANTITY: **3160 GALLONS**

FISCAL YEAR: **FY2008**

SOLVENT: **PETROLEUM**

QUANTITY: **2748 GALLONS**

FISCAL YEAR: **FY2007**

SOLVENT: **PETROLEUM**

QUANTITY: **2748 GALLONS**

FISCAL YEAR: **FY2006**

SOLVENT: **PETROLEUM**

QUANTITY: **2748 GALLONS**

FISCAL YEAR: **FY2005**

SOLVENT: **PETROLEUM**

QUANTITY: **NOT REPORTED**

FISCAL YEAR: **FY2004**

SOLVENT: **NOT REPORTED**

QUANTITY: **NOT REPORTED**

---

[Back to Report Summary](#)

## City of Austin Historical Underground Storage Tanks (AUSTINHISTUST)

[MAP ID# 4](#)

Distance from Property: 0.115 mi. (607 ft.) NNW  
Elevation: 539 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: **H0243**

UST ID #: **H0243**

NAME: **MORRIS JOHNSON**

ADDRESS: **1702 W 11TH**  
**AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **NOT REPORTED**

TANK TYPE: **NEW FILLING STATION**

STATUS OF UST BY CITY COUNCIL: **COUNCIL APPROVED**

CITY COUNCIL APPROVAL DATE: **11/15/1928**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NO**

PERMIT STATUS: **H**

HISTORICAL RECORD?: **YES**

COMMENT: **PUBLIC USE**

HYPER LINK TO COUNCIL MINUTES: <http://www.cityofaustin.org/edims/document.cfm?id=89912>

---

[Back to Report Summary](#)



## City of Austin Historical Underground Storage Tanks (AUSTINHISTUST)

**MAP ID# 5**

Distance from Property: 0.132 mi. (697 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### **FACILITY INFORMATION**

GEOSEARCH ID: **H0486**

UST ID #: **H0486**

NAME: **ALFRED ELLISON**

ADDRESS: **W 12TH ST AND WEST LYNNE  
AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **NE CORNER**

TANK TYPE: **FILLING STATION**

STATUS OF UST BY CITY COUNCIL: **COUNCIL APPROVED**

CITY COUNCIL APPROVAL DATE: **06/29/1950**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NO**

PERMIT STATUS: **H**

HISTORICAL RECORD?: **YES**

COMMENT: **PUBLIC USE**

HYPER LINK TO COUNCIL MINUTES: <http://www.cityofaustin.org/edims/document.cfm?id=88545>

---

[Back to Report Summary](#)

## City of Austin Underground Storage Tanks (AUSTINUST)

[MAP ID# 5](#)

Distance from Property: 0.132 mi. (697 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: **N0016**

UST ID #: **N0016**

NAME: **SLEDD NURSERY**

ADDRESS: **1211 WEST LYNN ST  
AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **NOT REPORTED**

TANK TYPE: **NOT REPORTED**

STATUS OF UST BY CITY COUNCIL: **NOT REPORTED**

CITY COUNCIL APPROVAL DATE: **NOT REPORTED**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NOT REPORTED**

PERMIT STATUS: **C**

HISTORICAL RECORD?: **NO**

COMMENT: **NOT REPORTED**

HYPER LINK TO COUNCIL MINUTES: **NOT REPORTED**

---

[Back to Report Summary](#)

## City of Austin Underground Storage Tanks (AUSTINUST)

[MAP ID# 5](#)

Distance from Property: 0.132 mi. (697 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: **N0079**

UST ID #: **N0079**

NAME: **ALFRED ELLISON**

ADDRESS: **1201 WEST LYNN ST  
AUSTIN, TX**

APPROXIMATE LOCATION OF TANK: **NOT REPORTED**

TANK TYPE: **NOT REPORTED**

STATUS OF UST BY CITY COUNCIL: **NOT REPORTED**

CITY COUNCIL APPROVAL DATE: **NOT REPORTED**

ORDINANCE MANDATING UST TO BE IN RIGHT OF WAY OR NOT: **NOT REPORTED**

PERMIT STATUS: **N**

HISTORICAL RECORD?: **NO**

COMMENT: **NOT REPORTED**

HYPER LINK TO COUNCIL MINUTES: **NOT REPORTED**

---

[Back to Report Summary](#)

## Leaking Petroleum Storage Tanks (LPST)

MAP ID# 5

Distance from Property: 0.132 mi. (697 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: 116425  
LPST ID: 116425  
FACILITY ID: 0023291  
NAME: SLEDD LANDSCAPE NURSERY  
ADDRESS: 1201 W LYNN ST  
AUSTIN, TX

### LEAKING TANK DETAILS

LPST ID: 116425  
NAME: SLEDD LANDSCAPE NURSERY  
FACILITY LOCATION: NOT REPORTED  
PRIORITY CODE: 4.0 - ASSESSMENT INCOMPLETE NO APPARENT RECEPTORS IMPACTED  
CORRECTIVE ACTION STATUS CODE: 6P - FINAL PENDING WELL PLUG  
CORRECTIVE ACTION START DATE: 11/17/2005  
REPORTED DATE: 10/14/2003  
ENTERED DATE: 3/11/2005

### PRP INFORMATION

NAME: SLEDD JAMES  
ADDRESS: ADDRESS NOT REPORTED  
AUSTIN TX 78703  
CONTACT: NOT REPORTED  
PHONE: NOT REPORTED

### UNDERGROUND STORAGE TANK

TANK ID: 1	NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 01/01/1950	REGISTRATION DATE: 05/08/1986
TANK CAPACITY (GAL): 550	EMPTY TANK: NOT EMPTY
STATUS: REMOVED FROM GROUND	STATUS BEGIN DATE: 10/02/2003
INTERNAL PROTECTION DATE: NOT REPORTED	REGULATORY STATUS: EXEMPT
TANK DESIGN SINGLE WALL: NO	TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN SINGLE WALL: NO	PIPE DESIGN DOUBLE WALL: NO

### TANK DETAILS

MATERIAL:  
STEEL  
CORROSION PROTECTION:  
NOT REPORTED  
EXTERNAL CONTAINMENT:  
NOT REPORTED

### TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: NO  
CORROSION PROTECTION VARIANCE: NO VARIANCE

### COMPARTMENT DETAILS



## Leaking Petroleum Storage Tanks (LPST)

UST COMPARTMENT ID: **148304**

TANK ID: **1**

COMPARTMENT LETTER: **A**

SUBSTANCES: **USED OIL**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **550**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **2**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1950**

REGISTRATION DATE: **05/08/1986**

TANK CAPACITY (GAL): **2000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **10/02/2003**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### **TANK DETAILS**

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **148303**

TANK ID: **2**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **2000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **STEEL**

## Leaking Petroleum Storage Tanks (LPST)

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **3**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1950**

REGISTRATION DATE: **05/08/1986**

TANK CAPACITY (GAL): **3000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **10/02/2003**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### **TANK DETAILS**

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **148306**

TANK ID: **3**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **3000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **4**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1950**

REGISTRATION DATE: **05/08/1986**

## Leaking Petroleum Storage Tanks (LPST)

TANK CAPACITY (GAL): **3000**                      EMPTY TANK: **NOT EMPTY**  
STATUS: **REMOVED FROM GROUND**                      STATUS BEGIN DATE: **10/02/2003**  
INTERNAL PROTECTION DATE: **NOT REPORTED**                      REGULATORY STATUS: **FULLY REGULATED**  
TANK DESIGN SINGLE WALL: **NO**                      TANK DESIGN DOUBLE WALL: **NO**  
PIPE DESIGN SINGLE WALL: **NO**                      PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **148305**

TANK ID: **4**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **3000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### ABOVEGROUND STORAGE TANK INFORMATION

**NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY**

---

[Back to Report Summary](#)

## Petroleum Storage Tanks (PST)

**MAP ID# 5**

Distance from Property: 0.132 mi. (697 ft.) ENE  
Elevation: 541 ft. (Lower than TP)

### FACILITY INFORMATION

ID#: 23291  
NAME: ALFRED ELLISON  
ADDRESS: 1201 W LYNN ST  
AUSTIN, TX 78703  
COUNTY: TRAVIS  
REGION: 11  
TYPE: RETAIL  
BEGIN DATE: 09/25/1986  
STATUS: INACTIVE  
EXEMPT STATUS: NO  
RECORDS OFF-SITE: NO  
NUMBER OF ACTIVE UNDERGROUND TANKS: NOT REPORTED  
NUMBER OF ACTIVE ABOVEGROUND TANKS: NOT REPORTED

### APPLICATION INFORMATION:

RECEIVED DATE ON EARLIEST REGISTRATION FORM: 05/08/1986  
SIGNATURE DATE ON EARLIEST REGISTRATION FORM: 04/16/1986  
SIGNATURE NAME & TITLE: RL EBERT, DIV MGR  
ENFORCEMENT ACTION DATE: NOT REPORTED

### OWNER

OWNER NUMBER: CN600784409  
NAME: SLEDD  
CONTACT ADDRESS: OWNER ADDRESS NOT REPORTED  
CITY NOT REPORTED

TYPE: INDIVIDUAL  
BEGIN DATE: 09/25/1986  
CONTACT ROLE: NOT REPORTED  
CONTACT NAME: NOT REPORTED  
CONTACT TITLE: NOT REPORTED  
ORGANIZATION: NOT REPORTED  
PHONE: NOT REPORTED  
FAX: NOT REPORTED  
EMAIL: NOT REPORTED

### OPERATOR

NO OPERATOR INFORMATION REPORTED

### SELF-CERTIFICATION

-NO SELF-CERTIFICATION INFORMATION REPORTED-

### CONSTRUCTION NOTIFICATION

NOTIFICATION CONSTRUCTION ID: 14886  
APPLICATION RECEIVED DATE: 09/02/2003  
SCHEDULE CONSTRUCTION DATE: 09/29/2003  
GENERAL DESCRIPTION OF PROPOSED CONSTRUCTION:  
NOT REPORTED

### CONTACT INFORMATION

NAME: NOT REPORTED  
TITLE: NOT REPORTED  
ORGANIZATION: NOT REPORTED  
MAIL ADDRESS: MAILING ADDRESS NOT REPORTED  
CITY NOT REPORTED  
PHONE: NOT REPORTED



## Petroleum Storage Tanks (PST)

### UNDERGROUND STORAGE TANK

TANK ID: 1	NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 01/01/1950	REGISTRATION DATE: 05/08/1986
TANK CAPACITY (GAL): 550	EMPTY TANK: NOT EMPTY
STATUS: REMOVED FROM GROUND	STATUS BEGIN DATE: 10/02/2003
INTERNAL PROTECTION DATE: NOT REPORTED	REGULATORY STATUS: EXEMPT
TANK DESIGN SINGLE WALL: NO	TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN SINGLE WALL: NO	PIPE DESIGN DOUBLE WALL: NO

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: NO

CORROSION PROTECTION VARIANCE: NO VARIANCE

### COMPARTMENT DETAILS

UST COMPARTMENT ID: 148304

TANK ID: 1

COMPARTMENT LETTER: A

SUBSTANCES: USED OIL

OTHER SUBSTANCES: NOT REPORTED

CAPACITY (GAL): 550

COMPARTMENT RELEASE DETECTION: NOT REPORTED

SPILL CONTAINMENT AND OVERFILL PREVENTION: NOT REPORTED

### PIPING SYSTEMS

MATERIAL: STEEL

CORROSION PROTECTION: NOT REPORTED

EXTERNAL CONTAINMENT: NOT REPORTED

CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: NO

CORROSION PROTECTION VARIANCE: NO VARIANCE

TANK ID: 2	NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 01/01/1950	REGISTRATION DATE: 05/08/1986
TANK CAPACITY (GAL): 2000	EMPTY TANK: NOT EMPTY
STATUS: REMOVED FROM GROUND	STATUS BEGIN DATE: 10/02/2003
INTERNAL PROTECTION DATE: NOT REPORTED	REGULATORY STATUS: FULLY REGULATED
TANK DESIGN SINGLE WALL: NO	TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN SINGLE WALL: NO	PIPE DESIGN DOUBLE WALL: NO

### TANK DETAILS

## Petroleum Storage Tanks (PST)

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

**COMPARTMENT DETAILS**

UST COMPARTMENT ID: **148303**

TANK ID: **2**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **2000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

**PIPING SYSTEMS**

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **3**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1950**

REGISTRATION DATE: **05/08/1986**

TANK CAPACITY (GAL): **3000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **10/02/2003**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

**TANK DETAILS**

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

## Petroleum Storage Tanks (PST)

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **148306**

TANK ID: **3**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **3000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **4**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1950**

REGISTRATION DATE: **05/08/1986**

TANK CAPACITY (GAL): **3000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **10/02/2003**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **148305**

TANK ID: **4**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **3000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

## ***Petroleum Storage Tanks (PST)***

### **PIPING SYSTEMS**

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

PIPING RELEASE DETECTION:

**NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **ABOVEGROUND STORAGE TANK INFORMATION**

**NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY**

---

[Back to Report Summary](#)



## Affected Property Assessment Reports (APAR)

**MAP ID# 6**

Distance from Property: 0.466 mi. (2,460 ft.) S

Elevation: 482 ft. (Lower than TP)

### FACILITY INFORMATION

PROGRAM ID: 1958

REFERENCE NUMBER: RN105022172

FACILITY NAME: CAPITOL CITY PARTNERS LOTS

ADDRESS: 1310 W 5TH ST

AUSTIN, TX 78703

COUNTY: TRAVIS

LOCATION DESCRIPTION: 1310 - 1314 W 5TH ST

TYPE OF FACILITY: AUTO SVC STN/REPAIR/VEH MAINT

FACILITY STATUS: COMPLETED

PROGRAM: VOLUNTARY CLEANUP

PROGRAM STATUS: INACTIVE

### REMEDIATIONS

NO REMEDIATION REPORTED

### CATEGORY OF CONTAMINATION

DATE CONTAMINATIONS:

11/29/06

METALS

11/29/06

NOT REPORTED

### CONTACTS

FORD, RUSSELL

---

[Back to Report Summary](#)

## Voluntary Cleanup Program Sites (VCP)

**MAP ID# 6**

Distance from Property: 0.466 mi. (2,460 ft.) S  
Elevation: 482 ft. (Lower than TP)

### SITE INFORMATION

ID#: 1958  
NAME: CAPITAL CITY PARTNERS LOTS  
ADDRESS: 1310 - 1314 WEST 5TH STREET  
AUSTIN TX 78703  
ACRES: 0.48  
FACILITY TYPE: AUTOMOTIVE REPAIR FACILITIES  
APPLICATION DATE: 8/14/06  
DATE OF AGREEMENT: 8/30/06  
CERTIFICATE OF COMPLETION DATE: 8/1/2007 0:00  
TYPE OF CERTIFICATE ISSUED: FINAL  
TYPE LEAD: OWNER  
PHASE: COMPLETED  
MEDIA AFFECTED: SOILS/GROUNDWATER  
TNRCC SOLID WASTE REGISTRATION #: NOT REPORTED  
REMEDY: NOT REPORTED  
INSTITUTIONAL CONTROL: NOT REPORTED  
LPST #: NOT REPORTED  
EPA CERCLIS #: NOT REPORTED  
EPA RCRIS #: NOT REPORTED  
CONTAMINANT/S: METALS

### APPLICANT INFORMATION

ORGANIZATION: 507 PRESSLER LTD  
PETER, LAMY, OWNER  
1717 WEST 6TH STREET, SUITE 390  
AUSTIN, TX, 78703  
PHONE: 512-481-9669  
FAX: 512-481-1779

### CONSULTANT/ATTORNEY INFORMATION

ORGANIZATION: TERRACON CONSULTANTS, INC.  
RUSSELL, FORD, CONSULTANT  
5307 INDUSTRIAL OAKS BOULEVARD, SUITE 160  
AUSTIN, TX, 78735  
PHONE: 512-442-1122  
FAX: 512-442-1181

[Back to Report Summary](#)

## Leaking Petroleum Storage Tanks (LPST)

**MAP ID# 7**

Distance from Property: 0.496 mi. (2,619 ft.) S  
Elevation: 482 ft. (Lower than TP)

### FACILITY INFORMATION

GEOSEARCH ID: 109325  
LPST ID: 109325  
FACILITY ID: 0048092  
NAME: CRISWELL BUS TERMINAL  
ADDRESS: 1315 W 5TH ST  
AUSTIN, TX

### LEAKING TANK DETAILS

LPST ID: 109325  
NAME: CRISWELL BUS TERMINAL  
FACILITY LOCATION: NOT REPORTED  
PRIORITY CODE: 4.2 - NO GW IMPACT NO APPARENT THREATS OR IMPACTS TO RECEPTORS  
CORRECTIVE ACTION STATUS CODE: 6A - FINAL CONCURRENCE ISSUED  
CORRECTIVE ACTION START DATE: 4/5/1995  
REPORTED DATE: 3/21/1995  
ENTERED DATE: 4/5/1995

### PRP INFORMATION

NAME: AUSTIN INDEPENDENT SCHOOL DISTRICT  
ADDRESS: ADDRESS NOT REPORTED  
AUSTIN TX 78703  
CONTACT: NOT REPORTED  
PHONE: NOT REPORTED

### UNDERGROUND STORAGE TANK

TANK ID: 1	NUMBER OF COMPARTMENTS: 1
INSTALLATION DATE: 08/31/1987	REGISTRATION DATE: 03/28/1989
TANK CAPACITY (GAL): 5000	EMPTY TANK: NOT EMPTY
STATUS: PERM FILLED IN PLACE	STATUS BEGIN DATE: 08/31/1987
INTERNAL PROTECTION DATE: NOT REPORTED	REGULATORY STATUS: FULLY REGULATED
TANK DESIGN SINGLE WALL: NO	TANK DESIGN DOUBLE WALL: NO
PIPE DESIGN SINGLE WALL: NO	PIPE DESIGN DOUBLE WALL: NO

### TANK DETAILS

MATERIAL:  
NOT REPORTED  
CORROSION PROTECTION:  
NOT REPORTED  
EXTERNAL CONTAINMENT:  
NOT REPORTED

### TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: NO  
CORROSION PROTECTION VARIANCE: NO VARIANCE

### COMPARTMENT DETAILS

## Leaking Petroleum Storage Tanks (LPST)

UST COMPARTMENT ID: 111011

TANK ID: 1

COMPARTMENT LETTER: A

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **NOT REPORTED**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

### CONNECTORS & VALVES:

**NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

### PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: 2

INSTALLATION DATE: **08/31/1987**

TANK CAPACITY (GAL): **5000**

STATUS: **PERM FILLED IN PLACE**

INTERNAL PROTECTION DATE: **NOT REPORTED**

TANK DESIGN SINGLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

NUMBER OF COMPARTMENTS: 1

REGISTRATION DATE: **03/28/1989**

EMPTY TANK: **NOT EMPTY**

STATUS BEGIN DATE: **08/31/1987**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**NOT REPORTED**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

### TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: 111007

TANK ID: 2

COMPARTMENT LETTER: A

SUBSTANCES: **EMPTY**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **NOT REPORTED**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **NOT REPORTED**

## Leaking Petroleum Storage Tanks (LPST)

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **3**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1984**

REGISTRATION DATE: **03/28/1989**

TANK CAPACITY (GAL): **8000**

EMPTY TANK: **NOT EMPTY**

STATUS: **REMOVED FROM GROUND**

STATUS BEGIN DATE: **03/08/1995**

INTERNAL PROTECTION DATE: **NOT REPORTED**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN SINGLE WALL: **NO**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN SINGLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### **TANK DETAILS**

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **111008**

TANK ID: **3**

COMPARTMENT LETTER: **A**

SUBSTANCES: **DIESEL**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **8000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **4**

NUMBER OF COMPARTMENTS: **1**

INSTALLATION DATE: **01/01/1984**

REGISTRATION DATE: **03/28/1989**



## Leaking Petroleum Storage Tanks (LPST)

TANK CAPACITY (GAL): **8000**                      EMPTY TANK: **NOT EMPTY**  
STATUS: **REMOVED FROM GROUND**                      STATUS BEGIN DATE: **03/08/1995**  
INTERNAL PROTECTION DATE: **NOT REPORTED**                      REGULATORY STATUS: **FULLY REGULATED**  
TANK DESIGN SINGLE WALL: **NO**                      TANK DESIGN DOUBLE WALL: **NO**  
PIPE DESIGN SINGLE WALL: **NO**                      PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

### TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **111009**

TANK ID: **4**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **8000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

### CONNECTORS & VALVES:

**NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

### PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **5**                      NUMBER OF COMPARTMENTS: **1**  
INSTALLATION DATE: **01/01/1984**                      REGISTRATION DATE: **03/28/1989**  
TANK CAPACITY (GAL): **8000**                      EMPTY TANK: **NOT EMPTY**  
STATUS: **REMOVED FROM GROUND**                      STATUS BEGIN DATE: **03/08/1995**  
INTERNAL PROTECTION DATE: **NOT REPORTED**                      REGULATORY STATUS: **FULLY REGULATED**  
TANK DESIGN SINGLE WALL: **NO**                      TANK DESIGN DOUBLE WALL: **NO**  
PIPE DESIGN SINGLE WALL: **NO**                      PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

## Leaking Petroleum Storage Tanks (LPST)

### NOT REPORTED

EXTERNAL CONTAINMENT:

### NOT REPORTED

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **111010**

TANK ID: **5**

COMPARTMENT LETTER: **A**

SUBSTANCES: **GASOLINE**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **8000**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### PIPING SYSTEMS

MATERIAL: **STEEL**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

### NOT REPORTED

CORROSION PROTECTION: **NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **6**

INSTALLATION DATE: **08/31/1987**

TANK CAPACITY (GAL): **5000**

STATUS: **PERM FILLED IN PLACE**

INTERNAL PROTECTION DATE: **NOT REPORTED**

TANK DESIGN SINGLE WALL: **YES**

PIPE DESIGN SINGLE WALL: **NO**

NUMBER OF COMPARTMENTS: **1**

REGISTRATION DATE: **03/28/1989**

EMPTY TANK: **NOT EMPTY**

STATUS BEGIN DATE: **08/31/1987**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### TANK DETAILS

MATERIAL:

**STEEL**

CORROSION PROTECTION:

### NOT REPORTED

EXTERNAL CONTAINMENT:

### NOT REPORTED

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### COMPARTMENT DETAILS

UST COMPARTMENT ID: **111012**

TANK ID: **6**

COMPARTMENT LETTER: **A**

## Leaking Petroleum Storage Tanks (LPST)

SUBSTANCES: **UNKNOWN**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **NOT REPORTED**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

**NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

TANK ID: **7**

INSTALLATION DATE: **08/31/1987**

TANK CAPACITY (GAL): **5000**

STATUS: **PERM FILLED IN PLACE**

INTERNAL PROTECTION DATE: **NOT REPORTED**

TANK DESIGN SINGLE WALL: **YES**

PIPE DESIGN SINGLE WALL: **NO**

NUMBER OF COMPARTMENTS: **1**

REGISTRATION DATE: **03/28/1989**

EMPTY TANK: **NOT EMPTY**

STATUS BEGIN DATE: **08/31/1987**

REGULATORY STATUS: **FULLY REGULATED**

TANK DESIGN DOUBLE WALL: **NO**

PIPE DESIGN DOUBLE WALL: **NO**

### **TANK DETAILS**

MATERIAL:

**STEEL**

CORROSION PROTECTION:

**NOT REPORTED**

EXTERNAL CONTAINMENT:

**NOT REPORTED**

TANK COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **COMPARTMENT DETAILS**

UST COMPARTMENT ID: **111013**

TANK ID: **7**

COMPARTMENT LETTER: **A**

SUBSTANCES: **UNKNOWN**

OTHER SUBSTANCES: **NOT REPORTED**

CAPACITY (GAL): **NOT REPORTED**

COMPARTMENT RELEASE DETECTION: **NOT REPORTED**

SPILL CONTAINMENT AND OVERFILL PREVENTION: **NOT REPORTED**

### **PIPING SYSTEMS**

MATERIAL: **NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

EXTERNAL CONTAINMENT: **NOT REPORTED**

CONNECTORS & VALVES:

## ***Leaking Petroleum Storage Tanks (LPST)***

### **NOT REPORTED**

CORROSION PROTECTION: **NOT REPORTED**

PIPE COMPLIANCE FLAG

CORROSION PROTECTION COMPLIANCE FLAG: **NO**

CORROSION PROTECTION VARIANCE: **NO VARIANCE**

### **ABOVEGROUND STORAGE TANK INFORMATION**

**NO ABOVEGROUND STORAGE TANK DATA REPORTED FOR THIS FACILITY**

---

[Back to Report Summary](#)

## ***Industrial and Hazardous Waste Corrective Action Sites (IHWCA)***

**MAP ID# 8**

Distance from Property: 0.777 mi. (4,103 ft.) ESE

Elevation: 511 ft. (Lower than TP)

PROGRAM ID: 66189

RN NUMBER: RN100558378

NAME: AUSTIN COMMUNITY COLLEGE RIO GRANDE CAMPUS

ADDRESS: 1212 RIO GRANDE ST

AUSTIN, TX 78701

STATUS: INACTIVE

STATUS DATE: 10/29/2004

LOCATION DESCRIPTION:

1212 RIO GRANDE STREET, AUSTIN, TX

---

[Back to Report Summary](#)



## ***Industrial and Hazardous Waste Corrective Action Sites (IHWCA)***

**MAP ID# 9**

Distance from Property: 0.832 mi. (4,393 ft.) SE  
Elevation: 465 ft. (Lower than TP)

PROGRAM ID: T2118

RN NUMBER: RN105023113

NAME: PROPOSED SPRING CONDOMINIUMS

ADDRESS: 302 BOWIE ST  
AUSTIN, TX 78703

STATUS: ACTIVE

STATUS DATE: 7/14/2006

LOCATION DESCRIPTION:

NORTHWEST CORNER OF 3RD ST AND BOWIE ST AUSTIN TX

---

[Back to Report Summary](#)

## ***Industrial and Hazardous Waste Corrective Action Sites (IHWCA)***

**MAP ID# 10**

Distance from Property: 0.993 mi. (5,243 ft.) SE

Elevation: 459 ft. (Lower than TP)

PROGRAM ID: 33939

RN NUMBER: RN100217348

NAME: SEAHOLM POWER PLANT

ADDRESS: 800 W CESAR CHAVEZ

AUSTIN, TX 78703

STATUS: INACTIVE

STATUS DATE: 7/21/2004

LOCATION DESCRIPTION:

NOT REPORTED

---

[Back to Report Summary](#)

## ***Unlocated Sites Summary***

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

*No Records Found*

## ***Environmental Records Definitions - FEDERAL***

### **AIRSAFS**

Aerometric Information Retrieval System / Air Facility Subsystem

VERSION DATE: 10/20/14

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

### **BRS**

Biennial Reporting System

VERSION DATE: 12/31/11

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

### **CDL**

Clandestine Drug Laboratory Locations

VERSION DATE: 07/01/16

The U.S. Department of Justice ("the Department") provides this information as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments. The Department does not establish, implement, enforce, or certify compliance with clean-up or remediation standards for contaminated sites; the public should contact a state or local health department or environmental protection agency for that information.

### **DOCKETS**

EPA Docket Data

VERSION DATE: 12/22/05

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

### **EC**

Federal Engineering Institutional Control Sites

VERSION DATE: 08/03/15

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

## ***Environmental Records Definitions - FEDERAL***

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

### **ECHOR06** Enforcement and Compliance History Information

VERSION DATE: 08/26/17

The EPA's Enforcement and Compliance History Online (ECHO) database, provides compliance and enforcement information for facilities nationwide. This database includes facilities regulated as Clean Air Act stationary sources, Clean Water Act direct dischargers, Resource Conservation and Recovery Act hazardous waste handlers, Safe Drinking Water Act public water systems along with other data, such as Toxics Release Inventory releases.

### **ERNSTX** Emergency Response Notification System

VERSION DATE: 04/29/18

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: 04/17/18

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: 03/27/18

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: 09/23/17



## ***Environmental Records Definitions - FEDERAL***

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: 07/09/17

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

**LUCIS** Land Use Control Information System

VERSION DATE: 09/01/06

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

**MLTS** Material Licensing Tracking System

VERSION DATE: 06/29/17

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

Authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. 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. This database includes permitted facilities located in EPA Region 6. This region includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

**PADS** PCB Activity Database System

VERSION DATE: 07/18/17

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

## ***Environmental Records Definitions - FEDERAL***

**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. PCS has been modernized, and no longer exists. National Pollutant Discharge Elimination System (ICIS-NPDES) data can now be found in Integrated Compliance Information System (ICIS).

**RCRASC** RCRA Sites with Controls

VERSION DATE: 03/21/18

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

**SEMSLIENS** SEMS Lien on Property

VERSION DATE: 04/11/18

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

**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.

## ***Environmental Records Definitions - FEDERAL***

**SSTS** Section Seven Tracking System

VERSION DATE: 02/01/17

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: 12/31/16

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: 12/31/12

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.

**RCRANGR06** Resource Conservation & Recovery Act - Non-Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities classified as non-generators. Non-Generators do not presently generate hazardous waste. EPA Region 6 includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

## ***Environmental Records Definitions - FEDERAL***

**ALTFUELS** Alternative Fueling Stations

VERSION DATE: 01/22/18

Nationwide list of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE).

**FEMAUST** FEMA Owned Storage Tanks

VERSION DATE: 12/01/16

This is a listing of FEMA owned underground and aboveground storage tank sites. For security reasons, address information is not released to the public according to the U.S. Department of Homeland Security.

**HISTPST** Historical Gas Stations

VERSION DATE: NR

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.

**ICISCLEANERS** Integrated Compliance Information System Drycleaners

VERSION DATE: 09/23/17

This is a listing of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**MRDS** Mineral Resource Data System

VERSION DATE: 03/15/16

MRDS (Mineral Resource Data System) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS.

**MSHA** Mine Safety and Health Administration Master Index File

VERSION DATE: 09/01/17

The Mine dataset lists all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970. It includes such information as the current status of each mine (Active, Abandoned, NonProducing, etc.), the current owner

## ***Environmental Records Definitions - FEDERAL***

and operating company, commodity codes and physical attributes of the mine. Mine ID is the unique key for this data. This information is provided by the United States Department of Labor - Mine Safety and Health Administration (MSHA).

### **RCRAGR06**

Resource Conservation & Recovery Act - Generator

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities currently generating hazardous waste. EPA region 6 includes the following states: Arkansas, Louisiana, New Mexico, Oklahoma, and Texas.

### **BF**

Brownfields Management System

VERSION DATE: 06/27/18

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. The United States Environmental Protection Agency maintains this database to track activities in the various brown field grant programs including grantee assessment, site cleanup and site redevelopment. This database included tribal brownfield sites.

### **DNPL**

Delisted National Priorities List

VERSION DATE: 04/11/18

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

### **NLRRCRAT**

No Longer Regulated RCRA Non-CORRACTS TSD Facilities

VERSION DATE: 03/01/18

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



## ***Environmental Records Definitions - FEDERAL***

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

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

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities recognized as hazardous waste treatment, storage, and disposal sites (TSD).

**SEMS** Superfund Enterprise Management System

VERSION DATE: 04/11/18

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

**SEMSARCH** Superfund Enterprise Management System Archived Site Inventory

VERSION DATE: 04/11/18

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

**SMCRA** Surface Mining Control and Reclamation Act Sites

VERSION DATE: 08/25/17

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

## ***Environmental Records Definitions - FEDERAL***

### **USUMTRCA**

Uranium Mill Tailings Radiation Control Act Sites

VERSION DATE: 03/04/17

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

### **DOD**

Department of Defense Sites

VERSION DATE: 12/01/14

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

### **FUDS**

Formerly Used Defense Sites

VERSION DATE: 06/01/15

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

### **FUSRAP**

Formerly Utilized Sites Remedial Action Program

VERSION DATE: 03/04/17

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

### **NLRRCRAC**

No Longer Regulated RCRA Corrective Action Facilities

VERSION DATE: 03/01/18

## ***Environmental Records Definitions - FEDERAL***

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.

**NMS** Former Military Nike Missile Sites

VERSION DATE: 12/01/84

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites.

During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**NPL** National Priorities List

VERSION DATE: 04/11/18

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: 04/11/18

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: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities with corrective action activity.

## ***Environmental Records Definitions - FEDERAL***

### **RCRASUBC**

Resource Conservation & Recovery Act - Subject to Corrective Action Facilities

VERSION DATE: 03/01/18

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. This listing refers to facilities subject to corrective actions.

### **RODS**

Record of Decision System

VERSION DATE: 04/11/18

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

## ***Environmental Records Definitions - STATE (TX)***

**GWCC** Groundwater Contamination Cases

VERSION DATE: 08/26/16

This report contains a listing of groundwater contamination cases which were documented for the 2013 calendar year. Texas Water Code, Section 26.406 requires the annual report to describe the current status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The agencies reporting these contamination cases include the Texas Commission on Environmental Quality, Railroad Commission of Texas, Texas Alliance of Groundwater Districts, and Department of State Health Services.

**HISTGWCC** Historic Groundwater Contamination Cases

VERSION DATE: 12/31/12

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

**LIENS** TCEQ Liens

VERSION DATE: 06/06/18

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

**MSD** Municipal Setting Designations

VERSION DATE: 04/01/18

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

**NOV** Notice of Violations

VERSION DATE: 02/24/16

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



## ***Environmental Records Definitions - STATE (TX)***

### **SIEC01**

State Institutional/Engineering Control Sites

VERSION DATE: 06/06/18

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: 01/24/18

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

### **TIERII**

Tier II Chemical Reporting Program Facilities

VERSION DATE: 12/31/12

The Texas Tier II Chemical Reporting Program in the Department of State Health Services (DSHS) is the state repository for EPCRA-required Emergency Planning Letters (EPLs), which are one-time notifications to the state from facilities that have certain extremely hazardous chemicals in specified amounts. The Program is also the state repository for EPCRA/state-required hazardous chemical inventory reports called Texas Tier Two Reports. This data contains those facility reports for the 2005 through the 2012 calendar years. Please contact the Texas Commission on Environmental Quality Tier II Chemical Reporting Division as the current source for this data, due to confidentiality and safety reasons details such as the location and capacity of on-site hazardous chemicals is only available to local emergency planning agencies, fire departments, and/or owners.

### **DCR**

Dry Cleaner Registration Database

VERSION DATE: 05/01/18

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: 05/01/18

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

## ***Environmental Records Definitions - STATE (TX)***

maintained by the Texas Commission on Environmental Quality.

**PIHW** Permitted Industrial Hazardous Waste Sites

VERSION DATE: 05/01/18

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: 06/20/18

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: 12/18/17

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: 06/06/18

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

## ***Environmental Records Definitions - STATE (TX)***

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: 03/01/18

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: 06/06/18

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: 06/08/18

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: 06/08/18

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: 04/11/18

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

## ***Environmental Records Definitions - STATE (TX)***

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.

**STCV** Salt Caverns for Petroleum Storage

VERSION DATE: 09/01/06

The salt caverns for petroleum storage database is provided by the Railroad Commission of Texas.

**VCP** Voluntary Cleanup Program Sites

VERSION DATE: 06/06/18

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: 05/11/18

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.

## ***Environmental Records Definitions - STATE (TX)***

**SF**

State Superfund Sites

VERSION DATE: 09/23/16

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.



## ***Environmental Records Definitions - LOCAL***

**EAP** Edwards Aquifer Permits

VERSION DATE: 07/21/06

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

**AUSTINHISTUST** City of Austin Historical Underground Storage Tanks

VERSION DATE: 06/06/18

This is an inventory of historical underground gas storage tanks. An Underground Storage Tank (UST) can pose a very serious threat to human health, the environment, and property if not properly operated and maintained. The UST Leak Prevention Program focuses on all facilities with underground storage tanks storing hazardous materials found within the UST Program jurisdiction. Please credit the City of Austin Planning and Development Review with use of this data.

**AUSTINUST** City of Austin Underground Storage Tanks

VERSION DATE: 06/06/18

This is an inventory of active underground gas storage tanks. An Underground Storage Tank (UST) can pose a very serious threat to human health, the environment, and property if not properly operated and maintained. The UST Leak Prevention Program focuses on all facilities with underground storage tanks storing hazardous materials found within the UST Program jurisdiction. Please credit the City of Austin Planning and Development Review with use of this data.

## ***Environmental Records Definitions - TRIBAL***

**USTR06**                      Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/01/18

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

**LUSTR06**                      Leaking Underground Storage Tanks On Tribal Lands

VERSION DATE: 04/01/18

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

**ODINDIAN**                      Open Dump Inventory on Tribal Lands

VERSION DATE: 11/08/06

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

**INDIANRES**                      Indian Reservations

VERSION DATE: 01/01/00

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

## **APPENDIX E**

### **CREDENTIALS**

# SARAH R. SCHWERDFEGER

## ENVIRONMENTAL PROJECT MANAGER

### PROFESSIONAL EXPERIENCE

Ms. Schwerdfeger has experience performing Phase I Environmental Site Assessments for vacant tracts, office buildings, apartments, downtown properties, and commercial facilities throughout Austin and surrounding area. She writes Phase I Environmental Site Assessments, researches city directories, historical fire insurance maps, and regulatory agency files, and reviews aerial photographs and topographic maps.

### PROJECT EXPERIENCE

#### **Villas on Town Lake Condominiums– Austin, Texas**

Conducted an ESA for a developed tract of land totaling approximately 2.0 acres located at 80 Red River Street in downtown Austin. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the land.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2017

#### **Proposed Solar Farm - Marlin, Texas**

Conducted an ESA for a 50.44 acre tract of vacant, undeveloped, agricultural land at the corner of State Highway 6 and County Road 220 in Marlin, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2017

#### **Multi-Use Building- San Marcos, Texas**

Conducted an ESA for a 0.3029 acre tract of land improved with a two-story multi-use building at 202 North LBJ Drive in San Marcos, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2017

#### **Multi-Family Living- Austin, Texas**

Conducted an ESA for a 9.62 acre tract of vacant, undeveloped land located on North Lake Creek Parkway in Austin, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2017

#### **University Boulevard- Round Rock, Texas**

Conducted an ESA for a 3.158 acre tract of vacant, undeveloped land located at the northeast corner of University Boulevard and Seton Parkway in Round Rock, Texas. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2017

### Education

*Bachelor of Science,  
Bioenvironmental Science, Texas  
A&M University, 2016*

### Work History

*Terracon Consultants, Inc.,  
Assistant Scientist, January 2017-  
present*

# SHANNON C. QUINTANILLA

## ENVIRONMENTAL PROJECT MANAGER

### PROFESSIONAL EXPERIENCE

Ms. Quintanilla has experience performing Phase I Environmental Site Assessments for vacant tracts, office buildings, apartments, downtown properties, retail facilities, and commercial facilities throughout Austin and surrounding area. She writes Phase I Environmental Site Assessments and Noise Assessments, researches city directories, historical fire insurance maps, and regulatory agency files, and reviews aerial photographs and topographic maps. Ms. Quintanilla is a designated Environmental Professional (as defined by the AAI Final Rule/ASTM E 1527-13).

### PROJECT EXPERIENCE

#### Lantana Tract 32 – Austin, Texas

Conducted an ESA for an undeveloped, vacant tract of land totaling approximately 47 acres located south of Southwest Parkway and east of Rialto Boulevard. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the land. Terracon's client was Morgan Group.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2013

#### Downtown Sidewalks - Georgetown, Texas

Conducted an ESA for 650 linear feet of sidewalks and paved street right-of-way of W. 9<sup>th</sup> Street. The purpose for the ESA was to identify recognized environmental conditions for the client who was planning to redevelop the sidewalks and street. Terracon's client was Kasberg Patrick and Associates LP

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2014

#### C & H Die Casting - Troy, Texas

Conducted an ESA for an aluminum die-casting foundry in Troy that totaled approximately 30 acres off of Lely Drive. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property. Terracon's client was Anderton Industries.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2015

#### Four Seasons - Austin, Texas

Conducted an ESA for a hotel in Austin that totaled approximately 2.2 acres off of San Jacinto Boulevard. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property. Terracon's client was SHC Property Acquisition, LLC.

**Professional Services Conducted:** Environmental Site Assessment  
**Services Completed:** 2015

#### Austin Affordable Housing Apartments - Austin, Texas

Conducted Noise Assessments for eight apartment complexes throughout the city of Austin. The purpose for the NAs were to identify the noise

### Education

*Bachelor of Science, Environmental Geosciences, Texas A&M University, 2013*

### Certifications

*EPA Accredited Asbestos Inspector  
TDSHS Licensed Asbestos Inspector*

### Work History

*Terracon Consultants, Inc., Project Manager, 2013-present*



environments for each property by calculating the outdoor day-night average sound level (DNL) for the client who was refinancing the property. Terracon's client was Austin Affordable Housing Corporation.

**Professional Services Conducted:** Noise Assessments

**Services Completed:** 2016

### **Twin Oaks Shopping Center - Austin, Texas**

Conducted an ESA for a 10.8 acre tract of land with two large retail strip center buildings and three smaller retail buildings off of South Congress Avenue. The purpose for the ESA was to identify recognized environmental conditions for the client who was considering purchasing the property. Terracon's client was Twin Oaks Associates, LTD.

**Professional Services Conducted:** Environmental Site Assessment

**Services Completed:** 2016

# HILARY D. JOHNS, P.G.

## MANAGER OF ENVIRONMENTAL SERVICES / PRINCIPAL

### PROFESSIONAL EXPERIENCE

Mr. Johns is the manager of environmental services in Terracon's Austin office. He has more than 23 years of experience in the development and management of environmental services. He ensures quality standards are met and communicated to our clients. Mr. Johns is experienced in the performance of ESAs under the All Appropriate Inquiry rule (ASTM 1527-13), and meets the requirements of an Environmental Professional as defined by this rule.

In addition to supervising the preparation of 20 to 30 environmental site assessment reports per month, Mr. Johns directs an indoor air quality group including licensed asbestos and lead-based paint inspectors and consultants and certified mold inspection professionals. This includes the collection and analysis of bulk material samples, preparation of operation and maintenance (O&M) programs for managing potentially hazardous building materials in place, preparation of materials removal specifications and abatement contractor supervision and on-site air monitoring.

Mr. Johns supervises other environmental consulting services including subsurface investigations, underground fuel storage tank removal and remediation, hazardous waste remediation (including dry cleaners and shooting ranges), landfill investigations and preparation of reports and applications for Texas' Voluntary Cleanup Program and Innocent Owner/Operator Program that are administered by the Texas Commission on Environmental Quality (TCEQ).

Other environmental services conducted in the Austin office under Mr. Johns' supervision include the preparation of geologic site assessments required by the TCEQ when development is being conducted over the environmentally sensitive Edwards Aquifer Recharge Zone and environmental assessments required by the City of Austin and other nearby cities when development is being conducted in areas of potential "critical environmental features", including wetland areas. Environmental professionals in Mr. Johns' group also prepare USACE wetland determinations, delineations, wetland mitigation plans and Section 404 Permit applications.

Mr. Johns has extensive work experience reviewing proposals for hazardous and solid waste management projects for the TCEQ. His experience includes preparation of RCRA facility assessments and technical reviews of Part B permit applications. He has prepared hazardous and non-hazardous waste permits for land disposal, storage/processing facilities and post-closure care. Mr. Johns also has experience providing services for the gas and oil exploration industries.

### PROJECT EXPERIENCE

#### Driskill Hotel – Austin, Texas

Project Manager for a Phase I Environmental Site Assessment on a high-profile, 100 year old hotel in downtown Austin with a former onsite dry-

### Education

*Master of Science, Geology, 1980,  
Louisiana State University*  
*Bachelor of Science, Geology,  
1975, Rider College*

### Licenses

*Licensed Professional Geologist,  
Texas, #843*

### Affiliations

*Austin Geological Society*  
*American Association of Petroleum  
Geologists - Division of  
Environmental Geosciences*  
*Central Texas Association of  
Environmental Professional*  
*Industry Council on the Environment  
(ICE)*  
*Real Estate Council of Austin*

### Work History

*Terracon Consultants., Manager of  
Environmental Services, 1994-  
present*  
*Southwestern Laboratories, Inc.,  
Manager of Senior Environmental  
Project Manager, 1989-1994*  
*Texas Water Commission (now  
TCEQ), Hazardous Waste Permit  
Writer, 1987-1989*  
*Atlantic Richfield Company, Oil and  
Gas Exploration Geologist 1978-  
1986*

cleaner and large abandoned heating oil tanks. The project also included asbestos sampling and analysis, lead-based paint testing and a mold investigation. The project was conducted to support institutional re-financing of this historic property.

**Professional Services Completed:** 2010

**Project Completed:** 2010

**Terracon Fee:** \$8,000

### **Rocky Creek Ranch— Travis County, Texas**

Project Manager for a Phase I Environmental Site Assessment for a 470-acre ranch which is in the process of being re-developed into several residential subdivisions. The site was previously developed with a ranch house, water well, cattle management structures, and re-development activities include new road network, numerous stormwater management structures and a wastewater treatment plant with spray irrigation system. The project was conducted for a developer who was buying the site from a bankruptcy court. An updated report was prepared approximately six months after the original report to support re-financing of the wastewater treatment plant.

**Professional Services Completed:** 2010

**Project Completed:** Ongoing

**Terracon Fee:** \$8,500

### **South Shore District – Austin, Texas**

Project Manager for a Phase I Environmental Site Assessment for a 25 acre tract just south of downtown Austin, currently developed with two apartment complexes, a retail center and several other small retail buildings. The entire site is to be demolished and re-developed with a significant urban infill community. Terracon previously conducted asbestos surveys on the apartment complexes, investigated a former onsite gas station and former onsite drycleaner. The dry cleaner had experienced releases to the soil and groundwater on the site, and Terracon assisted the site owner to achieve site closure through the State's Voluntary Cleanup Program. The client continues to acquire adjacent properties to add to the total acreage holding, and Terracon is working with the client's due diligence team in these acquisitions.

**Professional Services Completed:** 2007-2012

**Project Completed:** Ongoing

**Terracon Fee:** over \$100,000

### **Block 18 Hotel – Austin, Texas**

Project Manager for a Phase I Environmental Site Assessment of a downtown city block which formerly was developed with numerous auto repair facilities. Terracon previously conducted asbestos surveys and assisted the owner in the removal of asbestos prior to building demolition. Terracon's subsurface investigations also determined that the site groundwater has been impacted by an historic, offsite coal gasification facility, and the groundwater is to be encountered during construction of the below-grade parking garage. Terracon is preparing documentation for the State's Innocent Owner Program for the impacts from the offsite source, and is assisting the client in the preparation of documents for permitting the collection, treatment and discharge of impacted groundwater in the lower levels of the parking structure.

**Professional Services Completed:** 2007-2012

**Project Completed:** Ongoing

**Terracon Fee:** \$75,000

### **The Domain Mixed-Use Development; Austin, Texas**

Project Manager for numerous environmental projects conducted at a 200-acre, former IBM manufacturing facility, which is in the process of being converted to a high-profile, mixed use development (retail / residential / office) complex. The former IBM facility supported a fuel tank farm and power plant, wastewater treatment system (including ponds) and over a million square feet of office and electronic equipment manufacturing space, and portion of the site has been under remediation since 1985 for a release of chlorinated solvents which impacted several subsurface water-bearing zones.. Since 2005, Terracon has conducted Phase I ESAs for the site owner and for various parties who are acquiring specific portions of the site. Terracon has conducted asbestos surveys and abatement projects prior to old building demolition, has conducted subsurface investigations to demonstrate that specific portions of the site were not impacted from previous

manufacturing activities, and has conducted vapor encroachment investigations to demonstrate that new buildings to be developed on the site will not have a vapor issue.

**Professional Services Completed:** 2005-ongoing

**Project Completed:** Ongoing

**Terracon Fee:** over \$100,000

**APPENDIX F**  
**DESCRIPTION OF TERMS AND ACRONYMS / REFERENCES /**  
**NOTICE TO PROCEED**



## Description of Selected General Terms and Acronyms

Term/Acronym	Description
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM is likely to be disturbed or damaged during the demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Aboveground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
Brownfields	State and/or tribal listing of Brownfield properties addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments.
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CESQG	Conditionally Exempt Small Quantity Generators
CFR	Code of Federal Regulations

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
CREC	Controlled Recognized Environmental Condition is defined in ASTM E1527-13 as “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority) , with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.”
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a “solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”
HREC	Historical Recognized Environmental Condition is defined in ASTM E1527-13 as “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
IC/EC	A listing of sites with institutional and/or engineering controls in place. IC include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. EC include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.
ILP	Innocent Landowner/Operator Program
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a ground water cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers which identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	The NPL is the EPA's database of uncontrolled or abandoned hazardous waste facilities that have been listed for priority remedial actions under the Superfund Program.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/L	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
PST	Petroleum Storage Tank. An AST or UST that contains a petroleum product.

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per Liter of Air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and ground water. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ('cradle to grave'). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA Generators database, maintained by the EPA, lists facilities that generate hazardous waste as part of their normal business practices. Generators are listed as either large (LQG), small (SQG), or conditionally exempt (CESQG). LQG produce at least 1000 kg/month of non-acutely hazardous waste or 1 kg/month of acutely hazardous waste. SQG produce 100-1000 kg/month of non-acutely hazardous waste. CESQG are those that generate less than 100 kg/month of non-acutely hazardous waste.
RCRA CORRACTS/TS Ds	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TS Ds	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities which report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Conditions are defined by ASTM E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment. De minimis conditions are not recognized environmental conditions."
SCL	State "CERCLIS" List (see SPL /State Priority List, below).
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SPL	State Priority List. State list of confirmed sites having contamination in which the state is actively involved in clean up activities or is actively pursuing potentially responsible parties for clean up. Sometimes referred to as a State "CERCLIS" List.
SQG	Small Quantity Generator
SWF/LF	State and/or Tribal database of Solid Waste/Landfill facilities. The database information may include the facility name, class, operation type, area, estimated operational life, and owner.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.

## Description of Selected General Terms and Acronyms

Term/Acronym	Description
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USNRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527-13, define this as any tank, incl., underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	State and/or Tribal facilities included as Voluntary Cleanup Program sites.
VOC	Volatile Organic Compound
Wetlands	<p>Areas that are typically saturated with surface or ground water that creates an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates “waters of the US,” also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>



## REFERENCES

### Published Sources

- United States Geological Survey (USGS) 7.5-minute Topographic Map of the Austin, Texas Quadrangle, dated 1896
- USGS 7.5-minute Topographic Map of the Austin, Texas Quadrangle, dated 1910
- USGS 7.5-minute Topographic Map of the Austin West, Texas Quadrangle, dated 1954
- USGS 7.5-minute Topographic Map of the Lake Travis, Texas Quadrangle, dated 1959
- USGS 7.5-minute Topographic Map of the Austin West, Texas Quadrangle, dated 1966
- USGS 7.5-minute Topographic Map of the Austin West, Texas Quadrangle, dated 1966 photorevised 1973
- USGS 7.5-minute Topographic Map of the Austin West, Texas Quadrangle, dated 1988
- Travis County, Texas USDA, Natural Resources Conservation Service Soil Survey issued 1974
- Geologic Atlas of Texas "Austin Sheet", Bureau of Economic Geology, The University of Texas at Austin, 1974
- Groundwater Quality of Texas - An Overview of Natural and Man-Affected Conditions, Texas Water Commission, dated 1989
- Cole and Polk city directories and InfoUSA, made available through GeoSearch
- Sanborn Fire Insurance Rate Maps, made available through GeoSearch

### Aerial Photography

- 1940, Agricultural Stabilization and Conservation Service (ASCS), Frame: 8-21, 1"=400'
- 1951, ASCS, Frame: 3-152, 1"=400'
- 1953, Army Mapping Service (AMS), Frame: 2063, 1"=400'
- 1954, United States Geologic Survey (USGS), Frame: 1-55, 1"=400'
- 1966, USGS, Frame: 1-147, 1"=400'
- 1973, ASCS, Frame: 173-113R, 1" = 400'
- 1980, Texas Department of Transportation (TXDOT), Frame: 220, 1"=400'
- 1981, USGS, Frame: 143-81, 1"=400'
- 1988, TXDOT, Frame: 11-197, 1"=400'
- 1995, USGS, Frame: N/A, 1"=400'
- 2004, United States Department of Agriculture (USDA), Frame: N/A, 1"=400'
- 2005, 2010, 2012, 2014, 2016, USDA, Frame: N/A, 1"=400'

## Websites

- City of Austin website—  
[http://coagis1.ci.austin.tx.us/website/COAViewer\\_dev/devviewer\\_disclaimer.htm](http://coagis1.ci.austin.tx.us/website/COAViewer_dev/devviewer_disclaimer.htm)  
 (accessed August 2018)
- TCEQ Edwards Aquifer Map Viewer—  
<https://www.tceq.texas.gov/gis/edwards-viewer.html>
- USGS Texas Geology Web Map Viewer—  
<https://tx.usgs.gov/texasgeology/>
- Travis Central Appraisal District—  
<http://www.traviscad.org/> (accessed August 2018)

## Regulatory Databases

Regulatory database information was provided by GeoSearch, a contract information services company. The following table indicates the lists reviewed the specified distances, and the date of the databases as reported by GeoSearch.

### Federal Databases

Database	Description	Radius (miles)	Information Accessed
BF	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.	0.5	8/2018
CERCLIS	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.	0.5	8/2018
DNPL	This database includes sites from the United States Environmental Protection Agency's Final National Priorities List (NPL) where remedies have proven to be satisfactory or sites where the original analyses were inaccurate, and the site is no longer appropriate for inclusion on the NPL, and final publication in the Federal Register has occurred.	1.0	8/2018
EC	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	Site	8/2018

Database	Description	Radius (miles)	Information Accessed
	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	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.	Site	8/2018
LUCIS	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.	0.5	8/2018
NFRAP	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.	0.5	8/2018
NLRRCRAG	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.	Site and adjoining	8/2018
NLRRCRAT	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.	0.5	8/2018
NPL	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.	1.0	8/2018
PNPL	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.	1.0	8/2018

Database	Description	Radius (miles)	Information Accessed
RCRAC	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).	1.0	8/2018
RCRAT	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).	0.5	8/2018

#### State/Tribal Databases

Database	Description	Radius (miles)	Information Accessed
BSA	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.	0.5	8/2018
CALF	The Texas Commission on Environmental Quality, 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.	0.5	8/2018
DCR	The database includes dry cleaning drop stations and facilities registered with the Texas Commission on Environmental Quality.	0.5	8/2018

Database	Description	Radius (miles)	Information Accessed
ERNSTX	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.	Site	8/2018
IHW	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.	Site and adjoining	8/2018
IOP	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.	0.5	8/2018
LPST	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.	0.5	8/2018
LUSTR06	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.	0.5	8/2018
MSWLF	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.	0.5	8/2018
PIHW	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.	Site and adjoining	8/2018



Database	Description	Radius (miles)	Information Accessed
PST	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.	Site and adjoining	8/2018
RRCVCP	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.	0.5	8/2018
SF	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.	1.0	8/2018
SPILLS	This Texas Commission on Environmental Quality database includes releases of hazardous or potentially hazardous materials into the environment.	Site	8/2018
USTR06	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.	Site and adjoining	8/2018
VCP	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.	0.5	8/2018

Database	Description	Radius (miles)	Information Accessed
WMRF	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.	0.5	8/2018

## Correspondence

Public Information Request to the City of Austin dated August 2, 2018.



## **CITY OF AUSTIN - OFFICE OF REAL ESTATE SERVICES**

C/O Justin Steinhauer, Appraiser Senior, ORES 13<sup>th</sup> Floor P.O. Box 1088, Austin, Texas 78767

(512) 974-7090, Fax (512) 974-7088

\*\*\*\*\*Please Note our new mailing address format above

July 26, 2018

Terracon Consulting Engineers & Scientists  
Hilary Johns, Manager-Environmental Services  
5307 Industrial Oaks Boulevard, Suite 180  
Austin, Texas 78753

Project Name: 1611 W. 10<sup>th</sup> Street Phase I ESA  
Property Location: 1611 W. 10<sup>th</sup> Street, Austin, Travis County, Texas 78703

Dear Mr. Johns:

As we discussed, please proceed with the Phase I Environmental Site Assessment (ESA) on the 5.41 acre vacant land tract. in strict conformance to the **American Society of Testing and Materials (ASTM) Standard E1527-13 and EPA All Appropriate Inquiries (AAI) Final Rule (40 CFR Part 312)** Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process on the subject property, as described in your proposal P96187639 dated July 25, 2018. (Attached)

Should environmental concerns be located on the property or other environmental condition that would necessitate a remediation process, you are to contact me immediately. The scope of this assignment is to address the environmental conditions in connection with the referenced subject property. The Office of Real Estate Services of the City of Austin is to rely on the information in the Phase I Environmental Site Assessment Report. We will require three (3) hard copies of the completed report and one copy on CD or PDF by Email.

We have agreed to a total fee not to exceed \$2,600 for the Phase I ESA Report with a due date of no later than 15 business days from the date of this notice to proceed which is August 17, 2018. The subject property has been owned by the City of Austin for 50 years per the deed. (Attached) Should there be an anticipated necessity of a fee increase or an alteration of the delivery date during the course of the assignment for any reason, you are to contact me to discuss the situation. No other city employee other than the undersigned is authorized to alter the scope of this assignment. The contact person for the property is, Justin Steinhauer at Justin.Steinhauer@austintexas.gov. My telephone number is 512-974-7201. A copy of this Notice to Proceed should be included in your report. Regarding items of an administrative nature, your report and the invoice for requested services should contain the following information:

Address Report to: Justin Steinhauer, Appraiser Senior  
Assignment Number: 119-239  
File Number: 3111.690  
Project Name: 1611 W. 10<sup>th</sup> Street Phase I ESA  
Property Address: 1611 W. 10<sup>th</sup> Street Austin, Travis County, Texas 78703  
TCAD Parcel Number: 01-1103-0307  
Property Owner: City of Austin

Legal Description: Lot 19, Block 1, WESTRIDGE, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 214 of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that 269 square foot tract of land set aside and dedicated for widening and use as a public street, as described in Resolution recorded in Volume 6213, Page 1347 of the Deed Records of Travis County, Texas.

Should you have any questions or need additional information, please call me at 512-974-7201 or by email at Justin.Steinhauer@austintexas.gov.

Sincerely

Justin Steinhauer, Appraiser Senior  
City of Austin  
Office of Real Estate Services