Texas Department of Housing and Community Affairs,
a public and official department of the State of Texas
221 East 11th Street
Austin, Texas 78701

Re: Phase Engineering, Inc. Phase I Environmental Site Assessment (ESA) Report No. 201901095
Approximately 8.131 Acres in Two Parcels Located Along SW Alsbury Boulevard at Ridgehill Drive,
Burleson, Johnson County, Texas 76028

To Whom It May Concern,

This letter is to certify that the Phase I Environmental Site Assessment (the “Report”) relating to the above referenced property completed by Phase Engineering, Inc. (the “Consultant”) may be conveyed to and relied upon by Texas Department of Housing and Community Affairs as if the Report had originally been prepared for them. The report fee is Phase Engineering, Inc.’s sole benefit and findings are not contingent on compensation from the client or its affiliates. All persons who have a property interest in this report hereby acknowledge that the Department may publish the full report on the Department's website, release the report in response to a request for public information and make other use of the reports as authorized by law. Phase Engineering has read and understands the department rules regarding this report as found in 2019 Qualified Allocation Plan as codified in 10 Texas Administrative Code, Chapter 11, Subchapter D, Section 11.305: Environmental Site Assessment Rules and Guidelines.

Thank you for using the professional environmental services of Phase Engineering, Inc. If you should have any questions, please contact me at 713-476-9844.

Sincerely,

James C. Dismukes, P.E.
President
Phase Engineering, Inc.
Phase I Environmental Site Assessment

Approximately 8.131 Acres in Two Parcels Located Along SW Alsbury Boulevard at Ridgehill Drive, Burleson, Johnson County, Texas 76028

February 11, 2019
PEI Project No.: 201901095

Prepared for:
Overland Property Group Alsbury Partners, LLC
and
Texas Department of Housing and Community Affairs (TDHCA)

Prepared by:
Phase Engineering, Inc.
5524 Cornish Street
Houston, Texas 77007
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1.0 Executive Summary

1.1 Site Summary

<table>
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<th>SITE SUMMARY</th>
<th>Comments</th>
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<tr>
<td><strong>Site Element</strong></td>
<td><strong>Comments</strong></td>
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<tr>
<td>Subject Property Address</td>
<td>Approximately 8.131 Acres in Two Parcels Located Along SW Alsbury Boulevard at Ridgehill Drive, Burleson, Johnson County, Texas 76028</td>
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<tr>
<td>Current Use of Subject Property</td>
<td>Approximately 8.131 acres of undeveloped land</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lot 1, Block 1 and Lot 3, Block 2, of Hillside Addition, Phase IV, Johnson County, Texas (per client provided title commitments)</td>
</tr>
<tr>
<td>Current Owner</td>
<td>D&amp;L Investments</td>
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</tbody>
</table>
| Current Uses of Adjoining Properties: | Northeast: Retail center (no environmentally sensitive businesses), single family residential property  
Southeast: Single family residential property, undeveloped land  
Southwest: Single family residential property, barn building, undeveloped land  
Northwest: Southwest Alsbury Boulevard, Burleson Fire station # 1, four office buildings (no environmentally sensitive businesses), Childcare Network, undeveloped land |
| Site Reconnaissance Date | January 30, 2019 |

**Physical Setting**

| Topography | Elevation: Approximately 760-820 feet above mean sea level (msl)  
General Area Topographic Downgradient: Northeast |
| Groundwater Flow Direction | Assumed to follow surface topography  
(See Section 5.3 for more information) |
| Depth to Groundwater | Approximately 20 feet below ground surface (bgs) |
| Sub-Surface Geology | Grayson Marl and Main Street Limestone, undivided (Kgm) |
| Underlying Aquifer(s) | Trinity Aquifer |
| Near Surface Soils | MeE - Medlin clay, 5 to 15 percent slopes, PnB - Ponder clay loam, 1 to 3 percent slopes, SaC - Sanger clay, 3 to 5 percent slopes and SIB - Slidell clay, 1 to 3 percent slopes |

### Historical Use Subject Property

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Property Use(s)</th>
<th>Aerial Photos</th>
<th>Topo Maps</th>
<th>Fire Insurance Maps</th>
<th>Street Directories</th>
<th>Interviews</th>
<th>Regulatory Files / Prior Reports</th>
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<tr>
<td>1940s - 1990s</td>
<td>Pasture land and undeveloped land</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td>✓</td>
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<tr>
<td>1990s - 2019</td>
<td>Vacant land and undeveloped land</td>
<td>✓</td>
<td>✓</td>
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<td>✓</td>
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### Historical Use Adjoining Properties

<table>
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<th>Direction</th>
<th>Historical Use Description</th>
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<tr>
<td>Northeast Adjoining Property</td>
<td>Retail center (no environmentally sensitive businesses), single family residential property, pasture land and undeveloped and agricultural land</td>
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</table>
### Historical Use Adjoining Properties

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
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<tbody>
<tr>
<td>Southeast Adjoining Property</td>
<td>Single family residential property, Destiny Sports, pasture land and undeveloped land</td>
</tr>
<tr>
<td>Southwest Adjoining Property</td>
<td>Single family residential property, barn building, rural residential property, pasture land and undeveloped land</td>
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<tr>
<td>Northwest Adjoining Property</td>
<td>Southwest Alsbury Boulevard, Burleson Fire station #1, commercial office property (no environmentally sensitive businesses), day care facilities, a pond, pasture land and undeveloped land</td>
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</table>

### 1.2 Project Summary

#### ASTM Standard Considerations

<table>
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<tr>
<th>Report Section</th>
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<th>REC</th>
<th>CREC</th>
<th>HREC</th>
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<td>6.0 Site Reconnaissance</td>
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<td>7.0 Interviews</td>
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#### Non-ASTM Scope Considerations

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<td>14.1 Asbestos-Containing Building Materials</td>
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<td>14.2 Cultural and Historical Resources</td>
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<td>14.3 Endangered Species</td>
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<td>14.4 Lead-Based Paint</td>
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<td>14.5 Lead in Drinking Water</td>
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<tr>
<td>14.6 Radon</td>
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<tr>
<td>Report Section</td>
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<td>Further Action Necessary</td>
<td>Suggested Action</td>
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<td>Portion of the property is in the 100-year floodplain and floodway</td>
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1.2.1 Data Gap Summary

A data gap is a lack of or inability to obtain information required by ASTM Practice E1527-13 despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).

The following table summarizes general areas of the report that may encounter data gaps during the assessment process.

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<th>Description of Data Gap</th>
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<td><strong>Regulatory Agency Records</strong></td>
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<td>Standard Federal, State, Tribal and Local Records Review</td>
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<td><strong>Historical Sources</strong></td>
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<td>Aerial Photographs</td>
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<td>No aerial photographs were available for review prior to 1953.</td>
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<td>Fire Insurance Rate Maps</td>
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<td>Topographic Maps</td>
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<td>Street Directories</td>
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<td>Street directories could not be verified between the 1980s and the early-2000s or prior to 1970.</td>
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<td>Other Historical Records</td>
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<td>Historical Use of Adjoining Properties</td>
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<td><strong>Site Reconnaissance</strong></td>
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<td>Observation of Surrounding Properties</td>
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<td><strong>Interviews</strong></td>
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<td>Current Owner</td>
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<td>Key Property Manager</td>
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<td>No property manager information provided.</td>
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<td>Occupant(s)</td>
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<td>Past Owners / Managers / Occupants</td>
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<td>Adjoining Property Owners / Occupants</td>
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<td>State / Local Health/ Environmental</td>
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<td>Public information response has not been received.</td>
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<td>Department</td>
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<td>Local Fire Department</td>
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<td>Public information response has not been received.</td>
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<td>Local Building Permit / Inspection</td>
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<td>Department</td>
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<td>Local Planning / Zoning Department</td>
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<td>Local Water Utility Company</td>
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</table>

### 1.3 Findings and Opinions

Known or suspect environmental conditions associated with the subject property and the environmental professional’s opinion(s) of the impact on the property of known or suspect environmental conditions identified are as follows:

<table>
<thead>
<tr>
<th>FINDING</th>
</tr>
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<tbody>
<tr>
<td>Historical documentation indicates that a pond was located on the northwest adjoining property in the past.</td>
</tr>
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</table>

**Standard Environmental Record Sources, Federal, State & Tribal**

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**

Historical aerial photographs and topographic maps indicate that a pond was historically located on the northwest adjoining property from the 1950s to the 1980s. No information is available to determine what type of fill materials were used to fill the pond. No indications of a release or waste disposal related activities were identified in association with the pit from historical records reviewed for this assessment. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

**Site Reconnaissance**
OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported release or waste disposal related activities or indications of such activities from historical documentation, the subject property does not appear likely to have been impacted by the historically adjoining pond. This does not represent a recognized environmental condition.

FINDING

The Texas Railroad Commission (RRC) map shows directional/transmission lines traversing the ground beneath the subject property.

Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

Records Review

The Texas Railroad Commission (RRC) map shows four directional/transmission gas lines traversing the ground beneath the subject property in a northwest-southeast direction. Vertical and lateral impact to the subsurface soils and/or groundwater can occur due to drilling operations, mud pit operations and closure, and production operations including excess surface spillage or equipment failure at wells. It is the responsibility of the operator to maintain and operate the well and associated equipment in accordance with all applicable federal, state and local regulations. The wells are connected at either end to natural gas bottom hole locations to the northwest and a surface well completion site to the southeast. The transmission lines are most likely hundreds to thousands of feet below ground surface. These type of transmission lines are typically not plotted on surveys due to the fact that they do not require easement access, nor prevent development due to right-of-way restrictions. The lines are connected to surface completion and are drilled diagonally across multiple parcels to a bottom hole completion. The only areas that need lease agreements or access agreements are the surface completion and bottom hole location. Texas Railroad Commission (RRC) records indicate that the wells were permitted between 2009 and 2016 and were completed at depths of approximately 9,000 feet. No oil/gas exploration related surface features such as mud/reserve pits, tank batteries, oil/gas well pads or surface salt-scarring were identified at the subject property or the adjoining properties from historical aerial photographs or topographic maps. No reported releases were found in connection with nearby oil/gas exploration related activities during records review conducted for this assessment. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

Site Reconnaissance

No features were observed to be associated with this finding during the site reconnaissance. See Section 6.0 for more information regarding observations noted during the site reconnaissance.
### Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

### OPINION

Phase Engineering, Inc. has the opinion that based on the lack of identifiable oil / gas exploration related surface features at the subject property or adjoining properties from historical documentation and lack of reported releases, the subject property does not appear to have been impacted by nearby oil / gas exploration activities. This does not represent a recognized environmental condition.

### FINDING

Numerous small mounds of soil were observed located on the subject property at the time of the site visit.

### Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

### Records Review

None of the historical records reviewed during this assessment were found to be in connection with this finding. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

### Site Reconnaissance

Numerous small mounds of soil were observed located on the south portion of the subject property at the time of the site visit. No indications of a release or waste disposal activities were observed in association with the mounds of soil. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

### Interviews and/or Inquiries

The property owner indicated that mounds of soil were dumped on the southwest corner of the subject property by the City of Burleson. He indicated that the dirt is from the wash out projects of the city. The dirt will be moved before the sale of the subject property. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

### OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported releases and current site conditions, the subject property does not appear likely to have been impacted by the soil mounds observed onsite. This does not represent a recognized environmental condition.

### FINDING
Markers for a natural gas pipeline were observed along the northwest boundary of the subject property at the time of the site visit.

**Standard Environmental Record Sources, Federal, State & Tribal**

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**

None of the historical records reviewed during this assessment were found to be in connection with this finding. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

**Site Reconnaissance**

Markers for a municipal supply related natural gas pipeline were observed along the northwest boundary of the subject property. No indications of a release were identified in association with the pipeline. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

**Interviews and/or Inquiries**

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquiries conducted during this assessment.

**OPINION**

Phase Engineering, Inc. has the opinion that based on lack of reported releases and current site conditions, the subject property does not appear likely to have been impacted by the pipeline. This does not represent a recognized environmental condition.

**FINDING**

The northeast adjoining property was historically agricultural land.

**Standard Environmental Record Sources, Federal, State & Tribal**

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**

Historically, the northeast adjoining property was agricultural land. Past use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No improvements such as hangars, runways, large barns or other areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and/or applied. Agricultural chemicals that may have been previously stored and/or applied at the subject property would likely have degraded due to surface runoff or atmospheric exposure since the subject property was last utilized for agricultural purposes. See Section 5.4 for more information regarding historical sources reviewed during this assessment.
Site Reconnaissance

No features were observed to be associated with this finding during the site reconnaissance. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

OPINION

Phase Engineering, Inc. has the opinion that, based on lack of former structures that may have potentially been utilized for storage or loading of agricultural chemicals and length of time since the adjoining properties were utilized for agricultural purposes, it does not appear past use as agricultural land has impacted the subject property. This does not represent a recognized environmental condition.

1.4 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of subject property and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

Recognized environmental condition is defined in ASTM Standard E 1527-13 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; or (3) under conditions that pose a material threat of a future release to the environment.” Phase Engineering, Inc. has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

A controlled recognized environmental condition (CREC) is defined in ASTM Standard E 1527-13 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 with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” Controlled recognized environmental conditions are recognized environmental conditions. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

A historical recognized environmental condition (HREC) is defined in ASTM Standard E 1527-13 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 use criteria established by a regulatory authority, without subjecting the property to any required controls.” A historical recognized environmental condition is not a recognized environmental condition. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.
De minimis conditions are defined in ASTM Standard E 1527-13 as conditions “that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” De minimis conditions are not recognized environmental conditions. This assessment has revealed no evidence of de minimis conditions in connection with the property.

## 1.5 Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following recommendation is made with respect to the environmental aspects of the subject property:</td>
</tr>
<tr>
<td>No further investigation is required to identify a recognized environmental condition.</td>
</tr>
</tbody>
</table>
2.0 Introduction

2.1 Purpose of Assignment

The purpose of this assignment is to prepare a Phase I Environmental Site Assessment Report of the subject property and more fully described in this report; to conduct All Appropriate Inquiry as defined in EPA 40 CFR Part 312, to permit the user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on liability under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended in 2002; and to identify, to the extent feasible pursuant to the processes prescribed in ASTM Standard E 1527-13 recognized environmental conditions in connection with the subject property. All migration pathways and environmental media (i.e. soil, groundwater, vapor) are considered in the determination of recognized environmental conditions.

In addition, the purpose for the Phase I Environmental Site Assessment is to satisfy the environmental responsibilities for the US Department of Housing and Urban Development (HUD) pursuant to 24 CFR 50.3(i).

2.2 Scope of Work

The Phase I Environmental Site Assessment was prepared in accordance with the ASTM Standard Practice E 1527-13 for Environmental Site Assessments and the EPA Rule on All Appropriate Inquiries and within any additional limitations and deviations noted in the report. The general scope of work includes:

- Interviews with past and present owners, operators and occupants;
- Interviews with local government officials;
- Review of historical sources of information;
- Review of federal, state, tribal and local government records;
- Visual inspections of the property and adjoining properties;
- Preparation of report.

The Phase I Environmental Site Assessment does not include:

- Soil, groundwater, or building material sampling;
- Chain of title or environmental lien search;
- Any non-scope considerations, unless specifically contracted for, as listed in the ASTM Standard E 1527-13 Sections 13.1.5.1 through 13.1.5.14 (see Section 14 of this report).

2.3 Significant Assumptions

Phase Engineering, Inc. assumes there are no hidden or unapparent environmental conditions of the property, subsoil, groundwater, structures or surroundings which would have an adverse effect on the property. Phase Engineering, Inc. assumes no responsibility for such conditions or for engineering or inspections which might be required to discover such conditions.

Record and interview information furnished to Phase Engineering, Inc., and contained in the report, were obtained from sources assumed to be reliable and believed to be true and correct. However, Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others. Accuracy or completeness of record information varies among information sources, including governmental sources. Record information is often inaccurate or incomplete. Numerous sites are considered unmapped because the federal or state databases do not adequately define the address and/or location to properly plot the site using standard geo-coding processes. Unmapped sites are generally reviewed using a zip code and street name search.
Phase Engineering, Inc. is not obligated to identify mistakes or insufficiencies in information provided. Phase Engineering, Inc. will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, Inc. has actual knowledge at the time of preparation of the report.

Groundwater flow is assumed to be in the direction of surface topography unless otherwise noted in the report.

2.4 Limitations and Exceptions of Assessment

This report is prepared in general accordance to the ASTM Standard Practice for Environmental Site Assessments in accordance with Standard E 1527-13. No non-scope items as noted in the ASTM Standards of Practice taken into consideration, except as noted.

The findings and conclusions of this report are based on Phase Engineering, Inc. professional opinions of the environmental conditions identified using the methodology described in ASTM Standard E 1527-13. If greater certainty is desired by the user of the report, further investigation beyond the scope of the ASTM Standard E 1527-13 may be necessary.

Phase Engineering, Inc. has estimated neither the cost of the impact on the property nor the costs necessary to eliminate the recognized environmental conditions.

The report was limited to information concerning the observed physical characteristics of the site and adjoining properties, interviews, and standard environmental record sources.

No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of the ASTM Standard is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and the practice recognizes reasonable limits of time and cost. The time and cost constraints as agreed to by the user or his representative may deem certain information common to the Phase I Site Assessment process to not be reasonably ascertainable or practically reviewable.

Appropriate inquiry does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of the transaction.

Any sketches, maps, aerial photographs, or similar documents in the report may show approximate locations, property boundaries, or similar information and are included to assist the reader in visualizing the property. Phase Engineering, Inc. has made no survey of the site.

Phase Engineering, Inc. is not required to give testimony or appear in court or in other hearings or formal discussions regarding the subject property or this assessment unless prior arrangements are made.

Phase Engineering, Inc. assumes there are no hidden or unapparent environmental conditions of the site, subsoil, structures or surroundings which would represent a recognized environmental condition. Phase Engineering, Inc. assumes no responsibility for such conditions or for actions which might be required to discover such conditions.

Information obtained from various sources is considered reliable and believed to be true and correct. Phase Engineering, Inc. will make a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that are obvious in light of other information of which Phase Engineering, Inc. has actual knowledge. Phase Engineering, Inc. assumes no responsibility for any inaccuracies in such items.
which may be revealed as a result of subsequent action, either by Phase Engineering, Inc. or others.

This report is prepared for the sole benefit of the user of the report and may not be relied upon by any other person or entity without the written authorization of and payment of a fee to Phase Engineering, Inc.

The report is valid for a period of 180 days from the date issued. Validity for AAI liability protections may be less. The report may not be used or updated by a third party without written authorization of and payment of a fee to Phase Engineering, Inc.

Phase Engineering, Inc. provides no legal opinion or advice. Consult a qualified attorney for any items of a legal nature.

2.5 Special Terms and Conditions

No special terms or conditions were applicable to this report.

2.6 User Reliance

This report is prepared for the sole benefit of the user of the report as identified in Section 4.0 of this report and may not be relied upon by any other person or entity without the written authorization of Phase Engineering, Inc. Each subsequent user must satisfy the User’s Responsibilities set forth in Section 6 of the ASTM Standard E 1527-13 to qualify for the landowner liability protections under CERCLA.
3.0 Site Description

3.1 Subject Property Location and Description

<table>
<thead>
<tr>
<th>Subject Property Address</th>
<th>Approximately 8.131 Acres in Two Parcels Located Along SW Alsbury Boulevard at Ridgehill Drive, Burleson, Johnson County, Texas 76028</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Location</td>
<td>An area location map and a site sketch are located in Appendix I of this report.</td>
</tr>
<tr>
<td>Legal Description</td>
<td>Lot 1, Block 1 and Lot 3, Block 2, of Hillside Addition, Phase IV, Johnson County, Texas (per client provided title commitments)</td>
</tr>
<tr>
<td>Current Owner(s)</td>
<td>D&amp;L Investments</td>
</tr>
</tbody>
</table>

3.2 Current Use of Subject Property

| Current Use of the Property | Approximately 8.131 acres of undeveloped land |

3.3 Current Uses of Adjoining Properties

<table>
<thead>
<tr>
<th>Adjoining Property Uses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>To the Northeast</td>
<td>Retail center (no environmentally sensitive businesses), single family residential property</td>
</tr>
<tr>
<td>To the Southeast</td>
<td>Single family residential property, undeveloped land</td>
</tr>
<tr>
<td>To the Southwest</td>
<td>Single family residential property, barn building, undeveloped land</td>
</tr>
<tr>
<td>To the Northwest</td>
<td>Southwest Alsbury Boulevard, Burlesan Fire station # 1, four office buildings (no environmentally sensitive businesses), Childcare Network, undeveloped land</td>
</tr>
</tbody>
</table>

3.4 Description of Onsite Structures, Roads and Other Improvements

3.4.1 Onsite Structures

No structures are currently located at the subject property.

3.4.2 Roads

The following roads were observed onsite or adjacent to the subject property:

<table>
<thead>
<tr>
<th>Road Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Name</td>
</tr>
<tr>
<td>Southwest Alsbury Boulevard</td>
</tr>
<tr>
<td>Ridgehill Drive</td>
</tr>
</tbody>
</table>

3.4.3 Other Improvements / Utilities at the Subject Property

The following utilities and other improvements were identified at the subject property:

<table>
<thead>
<tr>
<th>Other Improvements</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Source</td>
<td>None known or observed</td>
</tr>
<tr>
<td>Sanitary Sewer Source</td>
<td>None known or observed</td>
</tr>
<tr>
<td>Other Improvements</td>
<td>No other improvements observed</td>
</tr>
</tbody>
</table>
4.0 User Provided Information

4.1 User Responsibilities Information

User(s) of this report: Overland Property Group Alsbury Partners, LLC and Texas Department of Housing and Community Affairs (TDHCA)

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “Brownfields Amendments”) the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30 and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The user should provide the following information (if available) to the environmental professional. Failure to conduct these inquiries (or where the user has not provided conclusive answers) could result in a determination that “all appropriate inquiries” is not complete.

If any user of this report desires Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user should complete the “user responsibilities” included in Appendix IV.

The following information was provided by Brett Johnson, Buyer.

<table>
<thead>
<tr>
<th>Question</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).</td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td>No</td>
</tr>
<tr>
<td>2. Activity and land use (AUL’s) limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26(a)(1)(v) and vi)).</td>
<td></td>
</tr>
<tr>
<td>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place of the property and/or have been filed or recorded against the property under federal, tribal, state or local law?</td>
<td>No</td>
</tr>
<tr>
<td>3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).</td>
<td></td>
</tr>
<tr>
<td>Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</td>
<td>No</td>
</tr>
<tr>
<td>4. Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</td>
<td></td>
</tr>
<tr>
<td>Question</td>
<td>Response</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>-------------------------------------------</td>
</tr>
<tr>
<td>Does the purchase price being paid for this property reasonably reflect the fair market value of the property?</td>
<td>Yes</td>
</tr>
<tr>
<td>If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</td>
<td>No comment received</td>
</tr>
</tbody>
</table>

### 5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,

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

### 6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? No

### User Provided Information

<table>
<thead>
<tr>
<th>Type of Information Provided</th>
<th>Details of Provided Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Plan</td>
<td>Dated December 11, 2018</td>
</tr>
<tr>
<td>Title Commitment</td>
<td>Prepared by Title Resources Guaranty Company, dated January 23, 2019</td>
</tr>
<tr>
<td>Property Owner's Information</td>
<td>Dan R. Steblay; <a href="mailto:dan@drsteblay.com">dan@drsteblay.com</a>; 817-300-8382 (cell)</td>
</tr>
</tbody>
</table>

### 4.2 Reason for Performing Phase I

As per ASTM Standard E 1527-13, it is the user’s responsibility to identify the reason for performing the Environmental Site Assessment, which may include, among other reasons, the intention to satisfy one of the requirements to qualify for one of the landowner liability protections under CERCLA. If no reason for performing the Environmental Site Assessment is provided by the user, it is assumed the report is to conduct all appropriate inquiry to satisfy one of the landowner liability protections under CERCLA.
5.0 Records Review

5.1 Standard Environmental Record Sources, Federal, State & Tribal

The following federal, state and tribal environmental records were searched. This information was provided by AAI Environmental Data and is subject to the AAI Data Disclaimer. Full descriptions on the search and facilities located are included in the Appendix. The AAI Data summary is as follows:

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal Sites</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EPA</td>
<td>SFMS**</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>EPA</td>
<td>RCRA***</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
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<td>EPA</td>
<td>RCRA TSDF</td>
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<td>EPA</td>
<td>RCRA CORRACT</td>
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<td>NRC</td>
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</tbody>
</table>

State and Tribal Sites

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCEQ</td>
<td>SPL (NPL/CERCLIS)</td>
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<td>TCEQ</td>
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<td>AST</td>
<td>Adjoining*</td>
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<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
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<td>TCEQ</td>
<td>UST</td>
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<td>BROWNFIELD</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHW</td>
<td>Adjoining*</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>IHWCA</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>RRC TX</td>
<td>RRC-BRP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

Supplemental Databases

<table>
<thead>
<tr>
<th>Source</th>
<th>Environmental Record</th>
<th>ASTM Search Distance (miles)</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
<th>1 Mile</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TCEQ</td>
<td>MSD</td>
<td>1.000</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCR</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>TCEQ</td>
<td>DCRP</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
<tr>
<td>NRC</td>
<td>ACRES</td>
<td>0.500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>-</td>
<td>0</td>
</tr>
</tbody>
</table>

*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.

**SEIS includes CERCLIS, NPL, NPL delisted, NFRAP, and IC/EC

***RCRA includes RCRA and IC/EC

UNGEOCODED SITES

<table>
<thead>
<tr>
<th>Environmental Records</th>
<th>ASTM Search Distance (miles)</th>
<th>Total Identified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal / State/ Tribal</td>
<td>Subject Property - 1.0 mile</td>
<td>None</td>
</tr>
</tbody>
</table>

Ungeocoded Sites

Numerous sites / facilities are considered ungeocoded because the federal, state or local databases do not adequately define or represent the address and/or location to properly plot the site using standard geo-coding processes. Ungeocoded sites are generally reviewed using a zip code and street name search.
There were no ungeocoded sites identified under this assessment.

**Superfund Enterprise Management System (SEMS)**

Effective January 31, 2014, the Superfund program decommissioned CERCLIS and transitioned to the Superfund Enterprise Management System (SEMS). CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) was a database used by the U.S. Environmental Protection Agency (EPA) to track activities under its Superfund program. The reports previously generated by the CERCLIS legacy system are now updated with SEMS – the Superfund Enterprise Management System – and include the same data and content. This database is the source for CERCLIS, NPL, NPL Delisted, NFRAP and IC/EC.

**CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)**

The CERCLIS List previously contained sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. The information on each site included a history of all pre-remedial, remedial, removal and community relations activities or events at the site, financial funding information for the events, and unrestricted enforcement activities.

**CERCLIS NFRAP(Comprehensive Environmental Response, Compensation and Liability Information System / No Further Remedial Action Planned)** NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action, CERCLA or NPL consideration.

**NPL (National Priority List)**

The NPL list compiled by EPA pursuant to CERCLA 42 U.S.C. § 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA’s Hazard Ranking System. See 40 C.F.R. Part 300.

**NPL Delisted (National Priority List - Delisted)**

Deletion of sites from the NPL may occur once all response actions are complete and all cleanup goals have been achieved. EPA is responsible for processing deletions with concurrence from the State. Deleted sites may still require five-year reviews to assess protectiveness. If future site conditions warrant, additional response actions can be taken, using the Superfund Trust Fund or by Potentially Responsible Parties. Relisting on the NPL is not necessary; however, sites can be restored to the NPL if extensive response work is required. EPA can also delete portions of sites that meet deletion criteria.

**Federal Institutional Control / Engineering Control (IC / EC) Registries**

Land Use Controls (LUCs) - Land Use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and/or protect the integrity of a response action and are typically designed to work by limiting land and/or resource use or by providing information that helps modify or guide human behavior at a site. Institutional Controls (ICs) are non-engineering measures and are almost always used in conjunction with, or as a supplement to, other measures such as waste treatment or containment. There are four categories of ICs: Governmental Controls (zoning restrictions, ordinances, statutes, building permits or other provisions that restrict land or resource use at a site), Proprietary Controls (easements, covenants, Deed Restrictions), Enforcement and Permit Tools (consent decrees, administrative orders), and Informational Devices (State Registries of contaminated sites, deed notices and advisories). ICs are used when contamination is first discovered, when remedies are ongoing and when residual contamination remains onsite at a level that does not allow for unlimited use and unrestricted exposure after cleanup. Engineering Controls (ECs) encompass
a variety of engineered and constructed physical barriers to contain and/or prevent exposure to contamination on a property. ECs are often installed during cleanup as a condition of a no further action determination and are generally intended to be in place for long periods of time.


Hazardous waste treatment, storage, or disposal facilities and other RCRA-regulated facilities (due to past interim status or storage of hazardous wastes beyond 90 days) that have been notified by the U.S. Environmental Protection Agency to undertake corrective action under RCRA. The CORRACTS list is a subset of the EPA database that manages RCRA data.


Those facilities on which treatment, storage and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

**Resource Conservation and Recovery Act (RCRA) Generators of Hazardous Wastes**

RCRA Resource Conservation and Recovery Act Information - RCRAInfo is the U.S. Environmental Protection Agency’s comprehensive information and inventory system that supports the RCRA (1976) and HSWA (1984) through the tracking of events and activities regarding permit/closure status, compliance with Federal and State regulations and cleanup activities at facilities that generate, treat, store or dispose of hazardous waste. Information on cleaning up after accidents or other activities that result in a release of hazardous materials to the water, air or land is also reported through RCRAInfo. Corrective Action is a requirement under RCRA which requires TSD facilities owners and operators to investigate and cleanup hazardous waste releases into soil, groundwater, surface water and air.

**Emergency Response Notification System (ERNS)**

The ERNS program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC). ERNS provide the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases in the United States. The types of release reports that are available in ERNS fall into three major categories: substances designated as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended; oil and petroleum products (Clean Water Act of 1972), as amended by the Oil Pollution Act of 1990; and all other types of materials. EARNS is a database of initial notifications and not incidents, so there are limitations to the data. There may be multiple reports for a single incident, and because reports are taken over the phone, misspellings, and locational information limit the quality of some data.

**State / Tribal Equivalent - National Priority List (NPL)**

This list is the state/tribal equivalent to the EPA NPL list.

**State / Tribal Equivalent Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (SCL)**

This list is the state/tribal equivalent to the EPA CERCLIS list.
State / Tribal Voluntary Cleanup Program Sites

List of state / tribal sites undergoing investigation, remediation and / or response action under the applicable state / tribal environmental regulatory agency.

Solid Waste Landfills (SWLF)

List of landfills, transfer stations, sludge application sites, illegal dump sites, recycling facilities, and medical waste generators and transporters.

Leaking Petroleum Storage Tank Sites (LPST)

State lists of leaking underground storage tank sites. RCRA gives EPA and states, under cooperative agreements with the EPA, authority to cleanup releases from UST systems or require owners and operators to do so. (42 U.S.C. § 6991b).

Registered Storage Tanks

Underground storage tanks (USTs) - Any tank, including 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.

Aboveground storage tanks (ASTs) - Any tank, including aboveground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 90% or more above the surface of the ground.

State / Tribal Institutional Control / Engineering Control Registries

Engineering Controls (EC) – Physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on the property. Engineering controls are a type of activity and use limitation (AUL).

Institutional Controls (IC) – A legal or administrative restriction (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or ground water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of Activity and Use Limitation (AUL).

IC / EC Registries – Databases of institutional controls or engineering controls that may be maintained by a federal, state or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state.

Federal / State / Tribal Brownfields

Federal - ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield)

The EPA’s ACRES database stores information reported by EPA Brownfields Grantees on Brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. Recipients are awarded EPA Brownfields funding to address hazardous substances and/or petroleum contamination at brownfield properties. The EPA's Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.

State / Tribal - Brownfields Site Assessments (BSA)
The BSA Program administers a grant provided by the EPA to perform Brownfields site assessment for local governments and non-profit organizations who are not responsible parties. State and local agencies work in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, to facilitate cleanup, transfer and revitalization of Brownfields through the development of regulatory, tax, and technical assistance tools.

Sites Found:

<table>
<thead>
<tr>
<th>Summary of Critical Identified Sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>No sites were identified within the ASTM Standard Environmental Record Sources search radius.</td>
</tr>
</tbody>
</table>

Phase Engineering, Inc. has made an attempt to review regulatory agency files to determine if the subject property or any of the adjoining properties have been identified on one or more of the standard environmental record sources per ASTM Standard Practice E 1527-13 Section 8.2.1. The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition or a de minimis condition exists at the subject property in connection with the listing. Phase Engineering, Inc. has provided copies of the relevant reviewed regulatory agency file information in Appendix III of this report. If this information has been determined to be of a file size that is impractical to provide in Appendix III, then this information will be provided at the request of the user of this report under separate cover. Some of the regulatory documentation has been deemed not to be reasonably ascertainable due to (1) information that is not publically available, (2) information that is not obtainable from its source within reasonable time and cost constraints, and (3) information that is not practically reviewable (ASTM Standard Practice E 1527-13 Section 8.1.4). If a regulatory agency file review is not warranted or is not reasonably ascertainable, then Phase Engineering, Inc. has provided an explanation within this report for not conducting the applicable regulatory agency file review.

5.2 Additional Environmental Record Sources

To enhance and supplement the ASTM E1527-13 standard environmental record sources specified in 8.2.1, local records and/or additional state or tribal records shall be checked when, in the judgment of the environmental professional, such additional records (1) are reasonably ascertainable, (2) are sufficiently useful, accurate and complete in light of the objective of the records review (see 8.1.1), and (3) are generally obtained, pursuant to local good commercial or customary practice, in initial environmental site assessments in the type of commercial real estate transaction involved. To the extent additional sources are used to supplement the same record types listed specified in 8.2.1, approximate minimum search distances should not be less than those specified above (adjusted as provided in 8.2.1 and 8.1.2.1). Phase Engineering has reviewed additional environmental record sources and has included these sources in this report when the record sources were reasonably ascertainable, sufficiently useful and generally obtained, pursuant to local good commercial or customary practice.

5.3 Physical Setting Sources

The following physical setting sources were searched and no environmental problems due to geologic, hydrogeologic, hydrologic, or topographic characteristics of the subject property were noted nor were conditions identified in which hazardous substances or petroleum products were likely to migrate to the property or from or within the property into the groundwater or soil except as noted. A copy of each source is included in Appendix I of this report.
### Topographic and Hydrogeologic Settings

<table>
<thead>
<tr>
<th>Source Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>USGS 7.5 Minute Topographic Map Burleson, Texas 2016</strong></td>
<td></td>
</tr>
<tr>
<td>2016 USGS Topographic Map</td>
<td>Elevation: Approximately 760-820 feet above mean sea level (msl)</td>
</tr>
<tr>
<td></td>
<td>General Area Surface Gradient: Northeast</td>
</tr>
</tbody>
</table>

#### Groundwater Information

<table>
<thead>
<tr>
<th>Source Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Texas Water Development Board (TWDB) Submitted Driller's Database</td>
<td>Depth: 20 feet below ground surface (bgs)</td>
</tr>
<tr>
<td></td>
<td>Hydraulic Direction: Assumed to follow surface topography</td>
</tr>
</tbody>
</table>

### Geologic Formation

<table>
<thead>
<tr>
<th>Formation Name</th>
<th>Formation Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grayson Marl and Main Street Limestone, undivided (Kgm)</td>
<td>Grayson Marl mostly marl, light greenish-gray to medium gray, near top some thin interbeds of limestone, nodular, slightly sandy, gray, fossiliferous; weathers grayish-yellow; thickness 15-60 feet. Main Street Limestone, thick limestone beds, coarse grained, hard, interbedded with thin marl beds; yellow-gray, white, brown; thickness 10-20 feet.</td>
</tr>
</tbody>
</table>

Source: Geologic Database of Texas compiled by the USGS, TWDB, BEG (2007)  
## Underlying Aquifer(s)

<table>
<thead>
<tr>
<th>Aquifer Name</th>
<th>Aquifer Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trinity Aquifer</td>
<td>&quot;The Trinity Aquifer, a major aquifer, extends across much of the central and northeastern part of the state. It is composed of several individual aquifers contained within the Trinity Group. Although referred to differently in different parts of the state, they include the Antlers, Glen Rose, Paluxy, Twin Mountains, Travis Peak, Hensell, and Hosston aquifers. These aquifers consist of limestones, sands, clays, gravels, and conglomerates, and their combined freshwater saturated thickness averages about 600 feet in North Texas and about 1,900 feet in Central Texas. In general, groundwater is fresh but very hard in the outcrop of the aquifer. Total dissolved solids increase from below 1,000 milligrams per liter of total dissolved solids in the east and southeast to between 1,000 and 5,000 milligrams per liter of total dissolved solids, or slightly to moderately saline, as the depth to the aquifer increases. Sulfate and chloride concentrations also tend to increase with depth. The Trinity Aquifer discharges to a large number of springs, with most discharging less than 10 cubic feet per second. The aquifer is one of the most extensive and highly used groundwater resources in Texas. Although its primary use is for municipalities, it is also used for irrigation, livestock, and other domestic purposes. Some of the state’s largest water level declines, ranging from 350 to more than 1,000 feet, have occurred in counties along the Interstate 35 corridor from McClellan County to Grayson County. These declines are primarily attributed to municipal pumping and have lessened in the past decade as a result of increasing reliance on surface water. The planning groups recommended numerous water management strategies for the Trinity Aquifer, including developing new wells and well fields, pumping more water from existing wells, overdrafting, reallocating supplies, developing aquifer storage and recovery, and using surface water and groundwater conjunctively.&quot;</td>
</tr>
</tbody>
</table>


## Flood Zone(s)

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone X (Unshaded)</td>
<td>Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)</td>
</tr>
<tr>
<td>Zone AE</td>
<td>Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.</td>
</tr>
</tbody>
</table>
## Flood Zone(s)

<table>
<thead>
<tr>
<th>Zone Designation</th>
<th>Zone Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source: Federal Emergency Management Agency (FEMA) Johnson County, Texas Flood Insurance Rate Map (FIRM). This data was obtained from the most current FEMA information available online. Actual flood elevation should be obtained by a qualified survey or other professional. During a flood event, the potential exists for the migration of hazardous substances and/or petroleum products to and/or from the subject property.</td>
<td></td>
</tr>
</tbody>
</table>

## Near Surface Soils

<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>MeE - Medlin clay, 5 to 15 percent slopes</td>
<td>Medlin (100%)&lt;br&gt;The Medlin component makes up 100 percent of the map unit. Slopes are 5 to 12 percent. This component is on ridges on hills. The parent material consists of clayey residuum weathered from marl. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R085XY177TX Blackland 30-38&quot; Pz ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 15 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.</td>
</tr>
<tr>
<td>PnB - Ponder clay loam, 1 to 3 percent slopes</td>
<td>Ponder (100%)&lt;br&gt;The Ponder component makes up 100 percent of the map unit. Slopes are 1 to 3 percent. This component is on low stream terraces on river valleys. The parent material consists of clayey alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R086AY200TX Claypan Prairie 28-40&quot; Pz ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.</td>
</tr>
</tbody>
</table>
Near Surface Soils

<table>
<thead>
<tr>
<th>Soil Name(s)</th>
<th>Soil Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>SaC - Sanger clay, 3 to 5 percent slopes</td>
<td>The Sanger component makes up 90 percent of the map unit. Slopes are 3 to 5 percent. This component is on ridges on broad hills. The parent material consists of clayey slope alluvium over residuum weathered from claystone. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R085XY177TX Blackland 30-38” Pz ecological site. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 20 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.</td>
</tr>
<tr>
<td>SIB - Slidell clay, 1 to 3 percent slopes</td>
<td>The Slidell component makes up 100 percent of the map unit. Slopes are 1 to 3 percent. This component is on ridges on hills. The parent material consists of clayey slope alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R085XY177TX Blackland 30-38” Pz ecological site. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 18 percent. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 1 within 30 inches of the soil surface.</td>
</tr>
</tbody>
</table>


5.4 Historical Use Information

Historical sources were consulted to develop a history of the previous uses of the property and the surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property. All obvious uses of the property were identified from the present, back to the property’s obvious first developed use, or back to 1940, whichever is earlier as per ASTM E 1527-13, Section 8.1.4, Reasonably Ascertainable / Standard Sources.

5.4.1 Standard Historical Sources

The following historical sources were consulted to determine prior usage and potential areas of
### 5.4.1.1 Aerial Photographs

Aerial photographs were reviewed for use which would indicate areas of environmental concern. The aerial photographs did not indicate any usage except as noted in this report and are included in Appendix I. The following aerial photographs were reviewed as part of this assessment:

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016, 2010, 2004</td>
<td>Improved right-of-way, creek bed</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1995, 1981, 1968, 1953</td>
<td>No improvements, creek bed</td>
<td>No areas of concern</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Northeast Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016, 2010</td>
<td>Commercial improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>2004, 1995, 1981</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1968, 1953</td>
<td>No improvements</td>
<td>Agricultural related activities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Southeast Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1968, 1953</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Southwest Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1953</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Aerial Photograph Year(s)</th>
<th>Improvement Type(s)</th>
<th>Identified Area(s) of Concern</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Northwest Property</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aerial Photograph Year(s)</td>
<td>Improvement Type(s)</td>
<td>Identified Area(s) of Concern</td>
</tr>
<tr>
<td>--------------------------</td>
<td>---------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>2016, 2010, 2004</td>
<td>Commercial improvements and improved right-of-way</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1995</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1981, 1968</td>
<td>Surface water related features</td>
<td>No areas of concern</td>
</tr>
<tr>
<td>1953</td>
<td>No improvements</td>
<td>No areas of concern</td>
</tr>
</tbody>
</table>

5.4.1.2 Fire Insurance Maps

In the late nineteenth century, public entities and private companies began preparing maps of central business districts and other developed corridors for use by fire insurance companies and governmental fire regulatory programs. These maps were updated and expanded geographically periodically throughout the twentieth century. The maps often indicate construction materials of specific building structures and the location of potential fire hazards such as gasoline tanks.

Fire insurance rate map coverage was not available for the subject property area.

5.4.1.3 Property Tax Files

Johnson County Appraisal District tax records show that the subject property is owned by D&L Investments. The property tax records are located in the Appendix.

5.4.1.4 Land Title Records & Environmental Lien Searches

A title commitment prepared by Title Resources Guaranty Company, dated January 23, 2019 was provided by the user of this report. No recorded environmental liens, environmentally related activity, use limitations (AULs) or other environmental concerns were noted in the title commitment. No recognized environmental conditions appear to exist. A portion of the title commitment is located in the Appendix.

No recorded Institutional Controls or Engineering Controls (IC / EC) or Activity Use Limitations (AULs) were found as part of research of federal and state agencies.

5.4.1.5 USGS 7.5 Minute Topographic Map

Topographic maps were reviewed for use which would indicate areas of environmental concern. The topographic maps did not indicate any usage except as noted in this report and are included in Appendix I. The following topographic maps were reviewed for this assessment:

<table>
<thead>
<tr>
<th>Year</th>
<th>Indication of Environmental Concerns</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016, 1981, 1973, 1968,</td>
<td>No areas of environmental concern were shown on the subject property or</td>
</tr>
<tr>
<td>1955, 1949, 1918</td>
<td>adjoining properties.</td>
</tr>
</tbody>
</table>

5.4.1.6 Local Street Directories

Street directories were reviewed at a minimum of five year intervals and / or property use changes via Phone Disc, Cole's, Kriss Kross, Morrison and Fourmy's, Johnson,, Polk City Directories and / or other directory resources.
See Street directory summary table on the following page(s).
### 201901095 Streets

<table>
<thead>
<tr>
<th>Year</th>
<th>Subject Property</th>
<th>Northeast Adjoining Property</th>
<th>Southeast Adjoining Property</th>
<th>Southwest Adjoining Property</th>
<th>Northwest Adjoining Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Undeveloped land</td>
<td>Weight Watchers; Dentist; Podiatrist Burleson Whirlpool Repair; Trinity Chiropractic; Mabry Venture Incorporated</td>
<td>Residential</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Building Block Child Development Center</td>
<td>Fidelity; Mortgage Company; Homebuilders; Elliott Roofing Marketing firms; Financial Services and brokers; Hearing Aid Company</td>
</tr>
<tr>
<td>2014</td>
<td>Undeveloped land</td>
<td>Dentist; Podiatrist Burleson Whirlpool Repair; Trinity Chiropractic; Hair salon; Papa Murphy's</td>
<td>Destiny Sports (736)</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Building Block Child Development Center</td>
<td>Financial Services; Mortgage Company; Homebuilders; Loan Services Marketing firms; Financial Services and brokers; Hearing Aid Company</td>
</tr>
<tr>
<td>2010</td>
<td>Undeveloped land</td>
<td>NL</td>
<td>Residential</td>
<td>Residential</td>
<td>Burleson Fire Department #1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td>Residential</td>
<td>Burleson Fire Department #1</td>
<td>Building Block Child Development Center</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td>Residential</td>
<td>Building Block Child Development Center</td>
<td>Financial Services; Mortgage Company; Homebuilders; Loan Services</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td>Residential</td>
<td>Marketing firms; Financial Services and brokers; Sailing company</td>
<td>Finansal services and brokers; Sailing company</td>
</tr>
<tr>
<td>Year</td>
<td>Subject Property</td>
<td>Northeast Adjoining Property</td>
<td>Southeast Adjoining Property</td>
<td>Southwest Adjoining Property</td>
<td>Northwest Adjoining Property</td>
</tr>
<tr>
<td>------</td>
<td>-------------------------</td>
<td>------------------------------</td>
<td>-----------------------------</td>
<td>------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>2004</td>
<td>Undeveloped land</td>
<td>NL</td>
<td>NL</td>
<td>Residential</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td>NL</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>2000-1980</td>
<td>Directories Unavailable</td>
<td>Directories Unavailable</td>
<td>Directories Unavailable</td>
<td>Directories Unavailable</td>
<td>Directories Unavailable</td>
</tr>
<tr>
<td>1978</td>
<td>Undeveloped land</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td>NL</td>
<td></td>
<td>NL</td>
</tr>
<tr>
<td>1970</td>
<td>Undeveloped land</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
<td>NL</td>
</tr>
<tr>
<td></td>
<td></td>
<td>NL</td>
<td>NL</td>
<td></td>
<td>NL</td>
</tr>
</tbody>
</table>
5.4.1.7 Other Historical Records

According to ASTM E 1527-13, other historical sources not already addressed in the standard include but are not limited to: Miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies and current owners or occupants of neighboring properties. No other historical records were reviewed for subject property, except for the following:

<table>
<thead>
<tr>
<th>Oil and Gas Well Map</th>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subject Property</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oil / gas well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted location(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dry hole(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pipeline(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>Yes</td>
<td></td>
<td>The map shows sub-surface directional/transmission gas lines traversing the subject property in a northeast-southwest direction.</td>
</tr>
<tr>
<td><strong>Adjoining Properties</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oil / gas well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permitted location(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dry hole(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pipeline(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>Yes</td>
<td></td>
<td>The map shows a directional/transmission gas line traversing the northeast adjoining property.</td>
</tr>
</tbody>
</table>

The Texas Railroad Commission (RRC) map was reviewed for this assessment. Other water well map sources may be available for review. See map in Appendix I.

<table>
<thead>
<tr>
<th>Water Well Map</th>
<th>Item of Concern</th>
<th>Feature Present?</th>
<th>Details of Identified Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subject Property</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monitoring well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other notable features</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Adjoining Properties</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monitoring well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plugged well(s)</td>
<td>No</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Texas Water Development Board (TWDB) map was reviewed for this assessment. Other water well map sources may be available for review. See map in Appendix I.

### 5.4.2 Summary of Historical Information on Subject Property

Phase Engineering, Inc. has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of the subject property. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and/or, fire insurance rate maps (if coverage is available). The following are summaries of the subject property use:

#### Historical Use Subject Property

<table>
<thead>
<tr>
<th>Year Range</th>
<th>Property Use(s)</th>
<th>Aerial Photos</th>
<th>Topo Maps</th>
<th>Fire Insurance Maps</th>
<th>Street Directories</th>
<th>Interviews</th>
<th>Regulatory Files / Prior Reports</th>
</tr>
</thead>
<tbody>
<tr>
<td>1940s - 1990s</td>
<td>Pasture land and undeveloped land</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td>✔️</td>
<td></td>
</tr>
<tr>
<td>1990s - 2019</td>
<td>Vacant land and undeveloped land</td>
<td>✔️</td>
<td>✔️</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 5.4.3 Summary of Historical Use Information on Adjoining Properties

Phase Engineering, Inc. has conducted thorough research including site observations, regulatory records review and review of reasonably ascertainable standard and other historical sources to determine current and past uses of adjoining properties. Standard and historical sources used to make these determinations include aerial photographs; topographic maps, city directories (if coverage is available); and/or, fire insurance rate maps (if coverage is available). The following are summaries of each adjoining property use:

#### Historical Use Adjoining Properties

<table>
<thead>
<tr>
<th>Direction</th>
<th>Historical Use Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northeast Adjoining Property</td>
<td>Retail center (no environmentally sensitive businesses), single family residential property, pasture land and undeveloped and agricultural land</td>
</tr>
<tr>
<td>Southeast Adjoining Property</td>
<td>Single family residential property, Destiny Sports, pasture land and undeveloped land</td>
</tr>
<tr>
<td>Southwest Adjoining Property</td>
<td>Single family residential property, barn building, rural residential property, pasture land and undeveloped land</td>
</tr>
<tr>
<td>Northwest Adjoining Property</td>
<td>Southwest Alsbury Boulevard, Burleson Fire station # 1, commercial office property (no environmentally sensitive businesses), day care facilities, a pond, pasture land and undeveloped land</td>
</tr>
</tbody>
</table>
### Summary of Environmental Concerns Identified During Historical and Other Records Review

Historical aerial photographs and topographic maps indicate that a pond was historically located on the northwest adjoining property from the 1950s to the 1980s. No information is available to determine what type of fill materials were used to fill in the pond. No indications of a release or waste disposal related activities were identified in association with the pit from historical records reviewed for this assessment.

Historically, the northeast adjoining property was agricultural land. Past use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No improvements such as hangars, runways, large barns or other areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and/or applied. Agricultural chemicals that may have been previously stored and/or applied at the subject property would likely have degraded due to surface runoff or atmospheric exposure since the subject property was last utilized for agricultural purposes.

The Texas Railroad Commission (RRC) map shows four directional/transmission gas lines traversing the ground beneath the subject property in a northwest-southeast direction. Vertical and lateral impact to the subsurface soils and/or groundwater can occur due to drilling operations, mud pit operations and closure, and production operations including excess surface spillage or equipment failure at wells. It is the responsibility of the operator to maintain and operate the well and associated equipment in accordance with all applicable federal, state and local regulations. The wells are connected at either end to natural gas bottom hole locations to the northwest and a surface well completion site to the southeast. The transmission lines are most likely hundreds to thousands of feet below ground surface. These type of transmission lines are typically not plotted on surveys due to the fact that they do not require easement access, nor prevent development due to right-of-way restrictions. The lines are connected to surface completion and are drilled diagonally across multiple parcels to a bottom hole completion. The only areas that need lease agreements or access agreements are the surface completion and bottom hole location. Texas Railroad Commission (RRC) records indicate that the wells were permitted between 2009 and 2016 and were completed at depths of approximately 9,000 feet. No oil/gas exploration related surface features such as mud/reserve pits, tank batteries, oil/gas well pads or surface salt-scarring were identified at the subject property or the adjoining properties from historical aerial photographs or topographic maps. No reported releases were found in connection with nearby oil/gas exploration related activities during records review conducted for this assessment.
6.0 Site Reconnaissance

6.1 Objective

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the subject property.

6.2 Observation, Methodology and Limiting Conditions

The property was visually and/or physically observed and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles was observed.

The periphery of the property was visually and/or physically observed, as well as the periphery of all structures on the property, and the property was viewed from all adjacent public thoroughfares.

On the interior of structures on the property, accessible common areas expected to be used by occupants or the public, maintenance and repair areas, including boiler rooms, and a representative sample of occupant spaces, were visually and/or physically observed. Areas beneath the floors, above ceilings, or behind walls were not observed unless additional services beyond the scope of work of ASTM E1527-13 were contracted for.

On January 30, 2019, the subject property was visually and physically observed and walked by Zahir Jamal of Phase Engineering, Inc. The environmental professional(s) responsible for this report, or a trained and qualified individual under their responsible charge, visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by dense vegetation, bodies of water, adjoining buildings, and other obstacles.

100% visual and physical observation to the extent required by the ASTM Standard E1527-13.

The following limiting conditions were identified during the site reconnaissance:

<table>
<thead>
<tr>
<th>Limiting Condition(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vegetation / landscaping</td>
</tr>
<tr>
<td>Concrete / asphalt pavement</td>
</tr>
<tr>
<td>Stabilized gravel base</td>
</tr>
<tr>
<td>Pre-existing former building slabs</td>
</tr>
<tr>
<td>Existing buildings</td>
</tr>
<tr>
<td>Surface water features</td>
</tr>
<tr>
<td>Heavy equipment / existing inventory</td>
</tr>
<tr>
<td>Boundary fences / walls</td>
</tr>
<tr>
<td>Accumulation of snow or rainwater</td>
</tr>
<tr>
<td>Inaccessible onsite building interior</td>
</tr>
<tr>
<td>Other</td>
</tr>
</tbody>
</table>

*Limiting condition is checked if present.

6.3 Frequency

A single site visit was performed in connection with the Phase I Environmental Site Assessment on January 30, 2019.
6.4 Uses and Conditions

The uses and conditions should be noted to the extent visually and/or physically observed during the site visit. The uses and conditions should also be the subject of questions asked as part of interviews of owners, operator, and occupants. Uses and condition shall be described in the report. The environmental professional(s) performing the Phase I Environmental Site Assessment are obligated to identify uses and conditions only to the extent that they may be visually and/or physically observed on a site visit or to the extent that they are identified by the interviews.

Photographs of the subject property, adjoining properties and other key observed features are located in the appendix of this report.

The subject property was observed to be Approximately 8.131 Acres in Two Parcels Located Along SW Alsbury Boulevard at Ridgehill Drive, Burleson, Texas and the current use(s) was/were observed to be Approximately 8.131 acres of undeveloped land.

The following table summarizes addresses and general uses observed for the adjoining properties.

<table>
<thead>
<tr>
<th>Direction</th>
<th>Observed Address / Address Range</th>
<th>General Observed Use(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest</td>
<td>Address not listed</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>Northwest</td>
<td>835 Southwest Alsbury Boulevard</td>
<td>2-office buildings (Central Sol, JRS Home Loans, Baker firm, Fidelity National Title)</td>
</tr>
<tr>
<td>Northwest</td>
<td>821 Southwest Alsbury Boulevard</td>
<td>2-office buildings (Beltone Hearing Aid, Service First Mortgage, Diet Solution, Homebridge Financial Loans)</td>
</tr>
<tr>
<td>Northeast</td>
<td>817 Southwest Alsbury Boulevard</td>
<td>Retail center (Palace Nails &amp; Spa, Gyro Club, Sendera Title)</td>
</tr>
<tr>
<td>Southeast</td>
<td>728-736 Creekview Drive</td>
<td>Single family residential property</td>
</tr>
<tr>
<td>Southeast</td>
<td>746, 725-729 Ridgehill Drive</td>
<td>Single family residential property</td>
</tr>
<tr>
<td>Southeast</td>
<td>Address not listed</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>Southeast</td>
<td>728 Northwest Jayellen Avenue</td>
<td>Single family residential property</td>
</tr>
<tr>
<td>Southwest</td>
<td>Address not listed</td>
<td>Metal barn</td>
</tr>
<tr>
<td>Southwest</td>
<td>Address not listed</td>
<td>Undeveloped land</td>
</tr>
<tr>
<td>Southwest</td>
<td>800-900 Joshua Drive</td>
<td>Single family residential property</td>
</tr>
<tr>
<td>Northwest</td>
<td>828 Southwest Alsbury Boulevard</td>
<td>Burleson Fire Station # 1</td>
</tr>
<tr>
<td>Northwest</td>
<td>900 Southwest Alsbury Boulevard</td>
<td>Childcare Network</td>
</tr>
<tr>
<td>Northeast</td>
<td>813 Sierra Circle</td>
<td>Single family residential property</td>
</tr>
</tbody>
</table>

6.4.1 Surrounding Property Uses

The current uses of properties in the surrounding area were observed to have included the following general categories:

Surrounding Area Property Types

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-family</td>
<td>Single-family</td>
<td>Rural</td>
<td>Other</td>
</tr>
</tbody>
</table>
### General Non-Residential Uses

<table>
<thead>
<tr>
<th>Commercial</th>
<th>Retail</th>
<th>Industrial</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Civic Uses

<table>
<thead>
<tr>
<th>School</th>
<th>Medical</th>
<th>Recreational</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### General Land Uses

<table>
<thead>
<tr>
<th>Undeveloped</th>
<th>Agricultural</th>
<th>Pasture</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Large Scale Uses

<table>
<thead>
<tr>
<th>Military Base</th>
<th>Airport</th>
<th>Park / Reservation</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Resource Uses

<table>
<thead>
<tr>
<th>Oil / Gas Exploration</th>
<th>Sand / Gravel Extraction</th>
<th>Mining Operations</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### 6.5 Summary of Observations

The following is a summary of observations identified during the site reconnaissance:

#### Observation Summary

<table>
<thead>
<tr>
<th>Item of Concern</th>
<th>Observed Onsite</th>
<th>Observed Offsite</th>
<th>Release Indicated</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Present Use(s)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Hazardous Substances / Petroleum Products in Connection with Prior Use(s)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Geologic, Hydrogeologic and / or Topographic Conditions</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Underground Storage Tanks (USTs)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Aboveground Storage Tanks (ASTs)</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Indications of Underground Storage Tanks</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Sumps, Floor Drains or Storm Water Drains</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Odors</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pools of Liquid</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Drums</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Hazardous Substance and Petroleum Product Containers</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Unidentified Substance Containers</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Item of Concern</td>
<td>Observed Onsite</td>
<td>Observed Offsite</td>
<td>Release Indicated</td>
<td>Comments</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>-----------------</td>
<td>------------------</td>
<td>-------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Potential PCB Containing Equipment</td>
<td>Yes</td>
<td>Yes</td>
<td>No</td>
<td>Pad mounted transformers were noted on the subject property and the adjoining property to the northeast. No release was noted from the transformers.</td>
</tr>
<tr>
<td>Clarifiers</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pits, Ponds or Lagoons</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Stained Soil or Pavement</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Stressed Vegetation</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Solid Waste</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Mounds, Stockpiled Soils, Filled or Graded Areas and Depressions</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>A number of small dirt mounds were noted on the subject property.</td>
</tr>
<tr>
<td>Waste Water</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Water Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Oil and Gas Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Monitoring Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Observation Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Injection Wells</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Pipelines</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>An ATMOS Energy operated natural gas pipeline (866-322-8667) runs along the northern boundary of the subject property.</td>
</tr>
<tr>
<td>Septic Systems</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>Booger Creek runs thru the east parcel of the subject property.</td>
</tr>
</tbody>
</table>

**Summary of Critical Observed Areas of Environmental Concern**

Numerous small mounds of soil were observed located on the south portion of the subject property at the time of the site visit. No indications of a release or waste disposal activities were observed in association with the mounds of soil.

Markers for a municipal supply related natural gas pipeline were observed along the northwest boundary of the subject property. No indications of a release were identified in association with the pipeline.
7.0 Interviews

7.1 Owner, Key Property Manager and / or Occupant Interviews

<table>
<thead>
<tr>
<th>Date</th>
<th>Name</th>
<th>Relationship to Property</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/25/19</td>
<td>Dan R Steblay</td>
<td>Owner</td>
<td>E-mail</td>
<td>Received</td>
</tr>
<tr>
<td>01/30/19</td>
<td>Dan R Steblay</td>
<td>Owner</td>
<td>Telephone</td>
<td>Received</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Phase Engineering Inc., interviewed Mr. Dan R Steblay via telephone on January 30, 2019. Mr. Steblay informed Phase Engineering, Inc. of the following:

- The subject property currently and in the past was undeveloped land and ranch land for cattle grazing.
- The dirt mounds located on the southwest corner were dumped by the City of Burleson. The dirt is from the wash out of projects of the City of Burleson. The dirt will be moved before the sale of subject property.
- No environmental conditions are known to exist in connection with the subject property.
- No ASTs or USTs are currently or in the past were located on the subject property.
- Sanitary waste is not tied to municipal sewer system.
- The water is not tied to municipal water system.
- Environmental assessment documentation or reports are not known to exist in connection with the subject property.
- Associated with the subject property for approximately 18 years.

See interviews, questionnaires and / or records of communication in the Appendix of this report.

7.2 State and / or Local Agency Officials Interviews

<table>
<thead>
<tr>
<th>Date</th>
<th>Name / Entity</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/23/19</td>
<td>City of Burleson, Texas - Fire Marshal’s Office</td>
<td>E-mail</td>
<td>Pending</td>
</tr>
<tr>
<td>01/23/19</td>
<td>City of Burleson, Texas - Environmental Services</td>
<td>E-mail</td>
<td>Pending</td>
</tr>
<tr>
<td>01/23/19</td>
<td>City of Burleson, Texas - Building Department Office</td>
<td>Website</td>
<td>Received</td>
</tr>
</tbody>
</table>
### Interview Summary

<table>
<thead>
<tr>
<th>Date</th>
<th>Name / Entity</th>
<th>Method of Contact</th>
<th>Response Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>01/23/19</td>
<td>City of Burleson, Texas - Planning &amp; Zoning Commission</td>
<td>Website</td>
<td>Received</td>
</tr>
</tbody>
</table>

Comments on interviews from items above:

Fire department records have been requested from City of Burleson, Texas - Fire Marshal’s Office. No response has been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

Health / Environmental department records have been requested from City of Burleson, Texas - Environmental Services. No response has been received. This is considered a data gap. Any information received after the issuance of this report that would affect the Findings and Conclusions of this assessment will be forwarded to the user of this report.

Building department records have been requested from City of Burleson, Texas - Building Department Office. Building records reviewed for the subject property did not indicate any environmental concerns associated with the subject property.

This property is zoned as MF1 - MULTIPLE FAMILY, DUA < 12.

See interviews, questionnaires, records of communication, inquiries and / or Freedom of Information Act (FOIA) requests and any received response documentation in the Appendix of this report.

### Summary of Environmental Concerns Noted During Interviews / Inquiries

The property owner indicated that mounds of soil were dumped on the southwest corner of the subject property by the City of Burleson. He indicated that the dirt is from the wash out projects of the city. The dirt will be moved before the sale of the subject property.
## 8.0 Findings with Opinions

Known or suspect environmental conditions associated with the subject property and the environmental professional's opinion(s) of the impact on the property of known or suspect environmental conditions identified are as follows:

### FINDING

**Historical documentation indicates that a pond was located on the northwest adjoining property in the past.**

### Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

### Records Review

Historical aerial photographs and topographic maps indicate that a pond was historically located on the northwest adjoining property from the 1950s to the 1980s. No information is available to determine what type of fill materials were used to fill in the pond. No indications of a release or waste disposal related activities were identified in association with the pit from historical records reviewed for this assessment. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

### Site Reconnaissance

No features were observed to be associated with this finding during the site reconnaissance. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

### Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

### OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported release or waste disposal related activities or indications of such activities from historical documentation, the subject property does not appear likely to have been impacted by the historically adjoining pond. This does not represent a recognized environmental condition.

### FINDING

The Texas Railroad Commission (RRC) map shows directional/transmission lines traversing the ground beneath the subject property.

### Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

### Records Review
The Texas Railroad Commission (RRC) map shows four directional/transmission gas lines traversing the ground beneath the subject property in a northwest-southeast direction. Vertical and lateral impact to the subsurface soils and groundwater can occur due to drilling operations, mud pit operations and closure, and production operations including excess surface spillage or equipment failure at wells. It is the responsibility of the operator to maintain and operate the well and associated equipment in accordance with all applicable federal, state and local regulations. The wells are connected at either end to natural gas bottom hole locations to the northwest and a surface well completion site to the southeast. The transmission lines are most likely hundreds to thousands of feet below ground surface. These type of transmission lines are typically not plotted on surveys due to the fact that they do not require easement access, nor prevent development due to right-of-way restrictions. The lines are connected to surface completion and are drilled diagonally across multiple parcels to a bottom hole completion. The only areas that need lease agreements or access agreements are the surface completion and bottom hole location. Texas Railroad Commission (RRC) records indicate that the wells were permitted between 2009 and 2016 and were completed at depths of approximately 9,000 feet. No oil / gas exploration related surface features such as mud / reserve pits, tank batteries, oil / gas well pads or surface salt-scarring were identified at the subject property or the adjoining properties from historical aerial photographs or topographic maps. No reported releases were found in connection with nearby oil/ gas exploration related activities during records review conducted for this assessment. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

**Site Reconnaissance**

No features were observed to be associated with this finding during the site reconnaissance. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

**Interviews and/or Inquiries**

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

**OPINION**

Phase Engineering, Inc. has the opinion that based on the lack of identifiable oil / gas exploration related surface features at the subject property or adjoining properties from historical documentation and lack of reported releases, the subject property does not appear to have been impacted by nearby oil / gas exploration activities. This does not represent a recognized environmental condition.

**FINDING**

Numerous small mounds of soil were observed located on the subject property at the time of the site visit.

**Standard Environmental Record Sources, Federal, State & Tribal**

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

**Records Review**
None of the historical records reviewed during this assessment were found to be in connection with this finding. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

### Site Reconnaissance

Numerous small mounds of soil were observed located on the south portion of the subject property at the time of the site visit. No indications of a release or waste disposal activities were observed in association with the mounds of soil. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

### Interviews and/or Inquiries

The property owner indicated that mounds of soil were dumped on the southwest corner of the subject property by the City of Burleson. He indicated that the dirt is from the wash out projects of the city. The dirt will be moved before the sale of the subject property. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

### OPINION

Phase Engineering, Inc. has the opinion that based on lack of reported releases and current site conditions, the subject property does not appear likely to have been impacted by the soil mounds observed onsite. This does not represent a recognized environmental condition.

### FINDING

Markers for a natural gas pipeline were observed along the northwest boundary of the subject property at the time of the site visit.

### Standard Environmental Record Sources, Federal, State & Tribal

No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.

### Records Review

None of the historical records reviewed during this assessment were found to be in connection with this finding. See Section 5.4 for more information regarding historical sources reviewed during this assessment.

### Site Reconnaissance

Markers for a municipal supply related natural gas pipeline were observed along the northwest boundary of the subject property. No indications of a release were identified in association with the pipeline. See Section 6.0 for more information regarding observations noted during the site reconnaissance.

### Interviews and/or Inquiries

No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.

### OPINION
Phase Engineering, Inc. has the opinion that based on lack of reported releases and current site conditions, the subject property does not appear likely to have been impacted by the pipeline. This does not represent a recognized environmental condition.

<table>
<thead>
<tr>
<th>FINDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>The northeast adjoining property was historically agricultural land.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Standard Environmental Record Sources, Federal, State &amp; Tribal</th>
</tr>
</thead>
<tbody>
<tr>
<td>No regulatory agency listings were found in connection with this finding. See Section 5.1 for more information regarding the regulatory agency documentation reviewed during this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Records Review</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historically, the northeast adjoining property was agricultural land. Past use as agricultural land may have involved the storage and usage of pesticides, insecticides, herbicides, fungicides, fertilizers and/or other agricultural chemicals. No improvements such as hangars, runways, large barns or other areas that may have been utilized for storage or loading of these products were noted on historical information reviewed, interviews or during the site visit. These products are not considered a recognized environmental condition per Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) provided they were legally stored, processed and/or applied. Agricultural chemicals that may have been previously stored and/or applied at the subject property would likely have degraded due to surface runoff or atmospheric exposure since the subject property was last utilized for agricultural purposes. See Section 5.4 for more information regarding historical sources reviewed during this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Reconnaissance</th>
</tr>
</thead>
<tbody>
<tr>
<td>No features were observed to be associated with this finding during the site reconnaissance. See Section 6.0 for more information regarding observations noted during the site reconnaissance.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Interviews and/or Inquiries</th>
</tr>
</thead>
<tbody>
<tr>
<td>No details were identified in connection with this finding during interviews and/or inquiries conducted for this assessment. See Section 7.0 for more information regarding interviews and inquires conducted during this assessment.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>OPINION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase Engineering, Inc. has the opinion that, based on lack of former structures that may have potentially been utilized for storage or loading of agricultural chemicals and length of time since the adjoining properties were utilized for agricultural purposes, it does not appear past use as agricultural land has impacted the subject property. This does not represent a recognized environmental condition.</td>
</tr>
</tbody>
</table>
9.0 Conclusions

Phase Engineering, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-13 of subject property and more fully described within the report. Any exception to, or deletions from, this practice are described in Section 2.0 of the report.

Recognized environmental condition is defined in ASTM Standard E 1527-13 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; or (3) under conditions that pose a material threat of a future release to the environment.” Phase Engineering, Inc. has considered all migration pathways including soil, groundwater and vapor during evaluation of all identified environmental conditions. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

A controlled recognized environmental condition (CREC) is defined in ASTM Standard E 1527-13 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 with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.” Controlled recognized environmental conditions are recognized environmental conditions. This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the property.

A historical recognized environmental condition (HREC) is defined in ASTM Standard E 1527-13 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 use criteria established by a regulatory authority, without subjecting the property to any required controls.” A historical recognized environmental condition is not a recognized environmental condition. This assessment has revealed no evidence of historical recognized environmental conditions in connection with the property.

De minimis conditions are defined in ASTM Standard E 1527-13 as conditions “that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” De minimis conditions are not recognized environmental conditions. This assessment has revealed no evidence of de minimis conditions in connection with the property.
## 10.0 Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following recommendation is made with respect to the environmental aspects of the subject property:</td>
</tr>
<tr>
<td>No further investigation is required to identify a recognized environmental condition.</td>
</tr>
</tbody>
</table>
11.0 Deviations

11.1 Scope of Services

There were no significant deletions or deviations from the ASTM Standard E 1527-13 scope of services.

11.2 Client Constraints

Client and/or user imposed constraints consisted of the following:

- There were no user constraints.
12.0 Qualifications

The statement of qualifications of the environmental professionals responsible for the Environmental Site Assessment is included in the Appendix of this report.
13.0 Environmental Professional and Support Staff Statement(s)

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

I further declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

Inspected By:

Zahir Jamal

Reviewed By:

Janis Franklin, P.G.

Reviewed By:

Tracy Watson

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

Prepared By:

Thomas Buechele
14.0 Non-Scope Considerations

The ASTM Standard E 1527-13 Section 13.1.5 has identified several non-scope considerations that persons may want to assess in connection with commercial real estate. No implication is intended as to the relative importance or inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all inclusive:

- Asbestos-containing building materials
- Biological agents
- Cultural and historic resources
- Ecological resources
- Endangered species
- Health and safety
- Indoor air quality unrelated to release of hazardous substances or petroleum products into the environment
- Industrial hygiene
- Lead-based paint
- Lead in drinking water
- Mold
- Radon
- Regulatory compliance
- Wetlands

Additional non-scope issues that are not addressed in this report are:

- Activity and use limitations compliance
- Controlled substances unless this report was prepared as part of an EPA Brownfields Assessment and Characterization Grant awarded under CERCLA 42 U.S.C. §9604(k)(2)(B) and contracted for as such in the letter of engagement
- Earthquake and Fault Zones

A discussion of certain non-scope items are included below for guidance for a user of this report to determine if additional inquiry may be appropriate. There may be standards or protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities. No implication is intended as to the relative importance of inquiry into such non-scope considerations.

14.1 Asbestos-Containing Building Materials

Asbestos is a commercial term for a group of silicate minerals that readily separate into thin, strong fibers that are flexible, heat resistant, and chemically inert, and are used in a wide variety of industrial products. Of the six asbestos minerals, chrysotile, amosite, and crocidolite have been most commonly used in building products. When inhaled or ingested, it has been determined that asbestos fibers can cause serious health problems. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to asbestos containing building materials.

Due to the fact that the subject property consists of undeveloped land and no structures are present at the subject property, an asbestos inspection is not recommended nor conducted as part of this assessment.

14.2 Cultural and Historical Resources

When projects are funded in whole or in part through federal programs, such as HUD or USDA, a Section
106 consultation process in compliance with the National Historic Preservation Act must be completed. In July 2014, a memorandum between the Texas State Historic Preservation Officer (SHPO) and HUD was released providing guidelines for consulting with the SHPO to meet Section 106 requirements.

For the purposes of this review the Area of Potential Effects (APE) has been defined as the boundaries of the subject property and adjacent properties. Phase Engineering, Inc. reviewed the Texas Historic Sites Atlas on the Texas Historical Commission (THC) website for potential historic properties or districts located within the project’s APE. In addition, any properties identified as older than 45-years or local historic districts within the APE were not noted during the site reconnaissance. No historic properties or historic districts were noted during the site visit or other resources utilized for this review.

If funding or permitting through a federal agency is anticipated, a Section 106 Consultation form with supporting documentation can be submitted to the SHPO in addition to this review. The Section 106 consultation will also include an invitation to comment submitted to a local historic preservation office and Native American Tribes. A Section 106 Consultation was not conducted as part of this assessment.

### 14.3 Endangered Species

The Endangered Species Act of 1973 was established to provide protection and recovery for a list of specific species and their ecosystems. An endangered species is defined as an animal or plant species which are in danger of extinction throughout all or a significant portion of its range. A threatened species is one which is likely to become endangered in the foreseeable future. A review of the listed species for the project area and assessment of the potential impacts of the proposed project to these species was not completed as part of this review.

Critical Habitat is a specific geographic area(s) that has been designated by the United States Fish and Wildlife Service (USFW) which is essential for the conservation of a listed threatened or endangered species and may require special management and protection. The subject property does not contain an area determined to be critical habitat according to our review of the USFW Critical Habitat Portal.

See Critical Habitat Map in the Appendix.

### 14.4 Lead-Based Paint

Lead is a metal that is highly toxic to humans, particularly children, and was used for many years in products found in construction. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. Children six years old and under are most at risk. Human contamination usually occurs by oral ingestion or respiratory inhalation of dust or chips of paint made with lead pigment in both interior and exterior paints and finishes. A building owner and/or manager is required to follow all federal, state, and local rules and regulations pertaining to lead-based paint.

Due to the fact that the subject property consists of undeveloped land and no structures are present, a visual lead based paint inspection is not recommended nor conducted as part of this assessment.

### 14.5 Lead in Drinking Water

Lead is a toxic metal found in natural deposits and is commonly used in plumbing materials and water service lines. Construction built before 1986 is more likely to have lead pipes, fixtures and solder. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. All public water systems must test for lead within their distribution system in compliance with the EPA’s Lead and Copper Rule. Phase Engineering, Inc. reviewed the 2017 Annual Drinking Water Quality Report for the City of Burleson. According to the report, lead is not reported above the maximum contamination level (MCL) in the samples tested.
There are currently no buildings located at the subject property. Phase Engineering, Inc. has the opinion that based on lack of on-site buildings, tests to determine lead in the drinking water at the subject property would not be necessary. See Drinking Water Quality Report in the appendix.

14.6 Radon

The U.S. EPA and the U.S. Geological Survey evaluated the radon potential in the U.S. and developed a map to assist National, State and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. The map assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. See the Texas Radon Map located in the Appendix.

In 1994, a statewide survey of indoor residential radon was conducted by the Texas Department of Health and Southwest Texas State University. The report identified several areas of Texas where the local geology is suspected to contribute to elevated levels of indoor radon.

Projects funded by FHA Multifamily Insured mortgage applications must comply with Section 9.5.C of the Multifamily Accelerated Processing (MAP) Guide, which requires post-construction radon testing is required for all new construction projects located within Radon Zone 3. The radon testing must be performed in accordance to the ANSI/AARST protocol for conducting radon and radon decay product measurements in multi-family buildings.

See preliminary findings and requirement for radon testing from the EPA Radon Map and Texas Statewide Survey in the table below:

<table>
<thead>
<tr>
<th>EPA Radon Zone Designation</th>
<th>Percent of Properties &gt;4.0 pCi/L per Statewide Survey</th>
<th>Maximum Reported Level per Statewide Survey pCi/L</th>
<th>Requirement for Radon Testing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Johnson County</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone 3 - Low Potential (&lt;2 pCi/L)</td>
<td>0</td>
<td>2.1</td>
<td>Marginal (0-10% of properties surveyed &gt;4.0 pCi/L)</td>
</tr>
</tbody>
</table>

14.7 FEMA Flood Insurance Rate Map

The subject property is predominately in Unshaded Zone X (outside of the 100 and 500-year floodplains) with the exception of the northeastern parcel, beyond Ridgehill Drive which is in Zone AE (100-year floodplain) and regulated floodway as delineated on the FEMA FIRM Map Number 48251C0065J, with an effective date of December 4, 2012. The subject property is located in a FEMA-designated Special Flood Hazard Area and flood insurance or mitigation for flood impacts may be required.

14.8 Wetlands

The U.S. Army Corps of Engineers (USCOE) requires permitting prior to the filling of certain jurisdictional wetland areas and other waters of the U.S. Geospatial wetland data is managed by the U.S. Fish and Wildlife Service and presented in maps known as the National Wetland Inventory (NWI). A review of the NWI map for the subject property indicates a stream traverses the northeast parcel. The stream is
depicted as R4SBC (Riverine – Intermittent – Streambed – Seasonally Flooded). Observations of this area during the site visit found that the stream is within a wide channel which is mowed regularly. There are no indications of adjacent wetland areas near the stream channel. An on-site wetlands determination assessment is not recommended to determine if all characteristics for a wetland are present at the subject property.

The USCOE and the U.S. Environmental Protection Agency use three characteristics as indicators of wetlands. These characteristics are: Vegetation, Soil, and Hydrology. The final determination of whether an area is a wetland and whether the activity requires a permit must be made by the appropriate Corps District Office (source: Corps of Engineers Wetlands Delineation Manual). A wetlands determination was not conducted as part of this assessment.

See NWI Map in the Appendix.

### 14.9 Vapor Encroachment Screening

A vapor encroachment condition (VEC) is the presence or likely presence of hazardous substances or petroleum products vapors in the sub-surface of a property caused by the release of vapors from contaminated soil or groundwater either on or near the property. Vapor intrusion is the presence of such vapors in a building or structure located on a property. Although the vapor migration pathway is considered in the identification of recognized environmental conditions under ASTM Standard E 1527-13 and in this report, a Tier 1 Vapor Encroachment Screening (VES) assessment was conducted as part of this report. The VES was conducted in accordance with ASTM E2600-15 (the subsequent standard of ASTM 2600-10), Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

The following table includes an evaluation of Standard Environmental Record Sources and the approximate minimum search distances as listed in subsection 8.3.2, of ASTM E2600:

<table>
<thead>
<tr>
<th>Vapor Encroachment Regulatory Database Search Results</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Databases</strong></td>
<td><strong>Radius Searched (Miles)</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Chemicals of Concern</strong></td>
</tr>
<tr>
<td><strong>FEDERAL SITES</strong></td>
<td>1/3</td>
</tr>
<tr>
<td>Federal NPL (Superfund)</td>
<td></td>
</tr>
<tr>
<td>Federal CERCLA (Active)</td>
<td>1/3</td>
</tr>
<tr>
<td>Federal Resource Conservation and Recovery Act (RCRA)</td>
<td>1/3</td>
</tr>
<tr>
<td>CORRACTS facilities</td>
<td></td>
</tr>
<tr>
<td>Federal RCRA Non-CORRACTS Treatment, Storage and</td>
<td>1/3</td>
</tr>
<tr>
<td>Disposal facilities (TSD)</td>
<td></td>
</tr>
<tr>
<td>Federal RCRA Generators of Hazardous Wastes</td>
<td>Subject Property Only</td>
</tr>
<tr>
<td>Federal Institutional Control / Engineering Control</td>
<td>Subject Property Only</td>
</tr>
<tr>
<td>Registries</td>
<td></td>
</tr>
<tr>
<td>Federal ERNS (Reported Spill Incidents)</td>
<td>Subject Property Only</td>
</tr>
<tr>
<td><strong>STATE AND TRIBAL SITES</strong></td>
<td></td>
</tr>
<tr>
<td>State / Tribal Equivalent NPL</td>
<td>1/3</td>
</tr>
</tbody>
</table>
No sites were identified during the regulatory database search that would pose a VEC to the subject property, based on the critical distance evaluation.

Based on resources reviewed, it is the opinion of Phase Engineering, Inc. a VEC does not exist due to the lack of evidence that COC vapors may be present in the subsurface of the target property caused by a release of vapors from contaminated soil or groundwater or both either on or near the subject property as identified by the Tier 1 VES procedures. Additional Vapor Encroachment Screening procedures are not warranted at this time.

**14.10 Noise Study**

Phase Engineering, Inc. has conducted a noise survey for the subject property in accordance with the Noise Assessment Guidelines provided by the U.S. Department of Housing and Urban Development (HUD). Noise Assessment Locations (NALs) were selected on the property based on proximity to the noise sources and identified on the Noise Sources Map provided in the Appendix.

The noise sources within the prescribed distances include the following:

<table>
<thead>
<tr>
<th>Identified Noise Sources</th>
<th>Source Name</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Major Road(s)</strong></td>
<td>SW Alsbury Boulevard was identified within 1,000 feet from the subject property</td>
</tr>
<tr>
<td><strong>Railroad(s)</strong></td>
<td>No railroads were identified within 3,000 feet from the subject property</td>
</tr>
<tr>
<td><strong>Airport(s)</strong></td>
<td>No major civil or military airports were identified within 15 miles from the subject property</td>
</tr>
</tbody>
</table>

The combined projected Day/Night Noise Level (DNL) for each NAL was calculated based on the effective distance from each of the noise sources and provided in the below table. The 10-year projected DNL is provided based on a 4% annual growth in traffic counts.

<table>
<thead>
<tr>
<th>Description of Noise Assessment Location (NAL)</th>
<th>Projected DNL (dB)</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAL 1 - Benches near Alsbury</td>
<td>67.2</td>
</tr>
<tr>
<td>NAL 2 - Southwest corner of residential building</td>
<td>61.0</td>
</tr>
</tbody>
</table>
One calculated noise value falls within the range of 65-75 dB, and is considered “Normally Unacceptable” based on the HUD guidelines. The results of the assessment found the greatest contributor of noise to the subject property is SW Alsbury Boulevard, located just to the north. Noise mitigation may be required to establish a noise environment below 65 dB in proposed noise sensitive locations of the new development.

Various types of noise mitigation can be utilized in order to decrease the noise environment, especially in the more noise sensitive locations such as interior spaces and outdoor recreational areas. Most notable examples include when practicable, modifying the building configuration, moving the buildings farther away from the noise source, and incorporating noise attenuation in the building materials. See Noise Study Results in the Appendix.

### 14.11 Explosive and Flammable Hazards

Under Section 2 of the Housing Act of 1949 (42 U.S.C. 1441) and the subsequent Housing and Community Development Acts of 1968, 1969, and 1974, the Department of Housing and Urban Development is mandated to assure the goal of a “decent home and a suitable (safe and healthy) living environment.” The Regulation, “Siting of HUD-Assisted Projects Near Hazardous Operations Handling Petroleum Products or Chemicals of an Explosive or Flammable Nature” (24 CFR Part 51 Subpart C) and the Guidebook represent another step by the Department toward the objective. Although the Regulation and Guidebook apply specifically to all HUD-assisted projects, the application of these standards can be used by anyone concerned with the safe siting of new residential development.

Per 24 CFR Part 51, a hazard is defined as any stationary container which stores, handles or processes hazardous substances of an explosive or fire prone nature. The term “hazard” does not include pipelines for the transmission of hazardous substances, if such pipelines are located underground or comply with applicable Federal, State and local safety standards. Also excepted are: (1) Containers with a capacity of 100 gallons or less when they contain common liquid industrial fuels, such as gasoline, fuel oil, kerosene and crude oil since they generally would pose no danger in terms of thermal radiation of blast overpressure to a project; and (2) facilities which are shielded from a proposed HUD-assisted project by the topography, because these topographic features effectively provide a mitigating measure already in place.

No oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on-site or in the general area of the site that could potentially adversely impact the subject property were noted on historical information reviewed, interviews or during the site visit.
15.0 Common Acronyms

AAI – All Appropriate Inquiry
ACBM – Asbestos Containing Building Material
AST – Aboveground Storage Tank
AUL – Activity and Usage Limitation
BF – Brownfield
BTEX – Benzene, Toluene, Ethyl benzene and Xylenes
CDC – Certified Development Corporation
CERCLA – Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS – Comprehensive Environmental Response, Compensation and Liability Information System
CERCLIS NFRAP - Comprehensive Environmental Response, Compensation and Liability Information System with No Further Remedial Action Planned
CLI – Closed Landfill Inventory
CORRACTS – Corrective Action (RCRA)
CREC – Controlled recognized environmental condition
EC – Engineering Control
EPA – Environmental Protection Agency
ERNS – Emergency Response Notification System
FOIA – Freedom of Information Act
GWBZ – Groundwater Bearing Zone
HREC – Historical recognized environmental condition
IC – Institutional Control
IHW – Industrial Hazardous Waste
IOP – Innocent Owner / Operator Program
LPST – Leaking Petroleum Storage Tank
MUD – Municipal Utility District
MSD – Municipal Settings Designation
MSL – Mean Sea Level
MTBE – Methyl tert butyl ether
NAPL – Non-aqueous Phase Liquids
NPL – National Priority List
NRCS – Natural Resource Conservation Service
OSHA – Occupational Safety and Health Administration
PAH – Polycyclic Aromatic Hydrocarbons
PCB – Polychlorinated Biphenyls
PCE – Perchloroethene (Tetrachloroethene)
PPM – Parts Per Million
PSH – Phase Separated Hydrocarbons
PUD – Public Utility District
RCRA – Resource Conservation and Recovery Act
REC – Recognized environmental condition
SBA – Small Business Administration
SCL – State CERCLIS List
SPL – State Priority List
SVOC – Semi-Volatile Organic Compounds
SWLF – Solid Waste Landfill
TCEQ – Texas Commission on Environmental Quality
TDSHS – Texas Department of State Health Services
TNRCC – Texas Natural Resource Conservation Commission
TNRIS – Texas Natural Resource Information System
TPH – Total Petroleum Hydrocarbons
TSD – Treatment, Storage and Disposal (RCRA)
TWC - Texas Water Commission
TWDB - Texas Water Development Board
USACOE – United State Army Corps of Engineers
USDA – United States Department of Agriculture
UST – Underground Storage Tank
USGS – United States Geological Survey
VCP – Voluntary Cleanup Program
VEC – Vapor Encroachment Condition
VOC – Volatile Organic Compounds
WMU – Waste Management Unit
APPENDIX I

CURRENT & HISTORICAL DOCUMENTATION
Location Map

Property boundary and locations are representative only.

Location: Approximately 8.12 acres along SW Alsbury Boulevard at Ridgehill Drive
Burleson, TX 76028
Johnson County

PEI Project No: 201901095
SITE SKETCH

Subject Property

Location: Approximately 8.131 acres along SW Alsbury Boulevard at Ridgehill Drive
Burleson, TX 76028
Johnson County

PEI Project No: 201901095

Note: Property location and boundary are representative only.
2010 NAIP Orthoimagery

Source: TNRIS WMS

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 201901095
USDA NRCS SSURGO Database of Texas

The "Gridded Soil Survey Geographic (gSSURGO) Database State-tile Package" product is derived from the Soil Survey Geographic Database. SSURGO is generally the most detailed level of soil geographic data developed by the National Cooperative Soil Survey (NCSS) in accordance with NCSS mapping standards. SSURGO is designed to be used for broad planning and management uses.

Geologic Database of Texas

The Geologic Database of Texas was produced in cooperation with the US Geological Survey (USGS), and the Texas Water Development Board (TWDB) utilizing the 28 Geologic Atlas of Texas sheets (Texas Bureau of Economic Geology, Virgil Barnes, editor). These were compiled into separate geodatabases and then into a single Statewide Digital Geologic Atlas of Texas. This dataset is distributed through TNRIS.
The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

Topographic maps usually portray both natural and manmade features. They show and name works of nature including mountains, valleys, plains, lakes, rivers, and vegetation. They also identify the principal works of man, such as roads, boundaries, transmission lines, and major buildings. The colors represent the following: Contours - brown, Hydrography - blue, Public Land Survey System and other surveys - red, Updates - purple/magenta, Miscellaneous - black, and Vegetation - green.

**USGS 7.5 Minute Topographic Series**
Burleson, 2016
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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USGS 7.5 Minute Topographic Series
Burleson, 1981
Topographic Map

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USGS 7.5 Minute Topographic Series
Burleson, 1973
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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USGS 7.5 Minute Topographic Series
Burleson, 1968

Source: USGS TopoView

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Property boundary and locations are representative only.
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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USGS 7.5 Minute Topographic Series
Burleson, 1955
The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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**USGS 7.5 Minute Topographic Series**
Fort Worth, 1949
Topographic Map

The U.S. Geological Survey (USGS) produced its first topographic map in 1879, the same year it was established. Today, more than 100 years and millions of map copies later, topographic mapping is still a central activity for the USGS. The topographic map remains an indispensable tool for government, science, industry, and leisure.

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USGS 7.5 Minute Topographic Series
Fort Worth, 1918

Source: USGS TopoView
Property boundary and locations are representative only.
1:12,000

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 201901095
The Texas Water Development Board (TWDB) has identified and characterized 9 major and 22 minor aquifers in the state based on the quality of water supplied by each. A major aquifer is generally defined as supplying large quantities of water in small areas or relatively small quantities in large areas. The major and minor aquifers, as presently defined, underlie approximately 81 percent of the state. Lesser quantities of water may also be found in the remainder of the state.
FEMA Flood Map

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood, are labeled Zone C or Zone X (unshaded).

Zones A, AE, AH, AO, VE
Special Flood Hazard Areas Subject to inundation by the 1% annual chance Flood Event (100-year flood). The 1% annual chance flood, also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHA includes A, AE, AH, AO, AR, A99, V, and VE.

Zone X 500
Area With Reduced Flood Risk Due to Levee
Moderate Flood Hazard Areas - Areas of 0.2% (500-year) annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Floodway
Floodway Areas in Zone AE - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

Zone X
Minimal Flood Hazard Areas - Areas determined to be outside the 0.2% (500-year) annual chance floodplain and protected by levee from 100-year flood.

Area Not Included
Texas Railroad Commission

Oil and gas well data and pipeline datasets were generated by the Geographic Information System of the Railroad Commission of Texas from public records at the Railroad Commission of Texas (the Commission). Each location is identified using the American Petroleum Institute (API) number of the wellbore. The Railroad Commission issues pipeline permits for common carrier operations within Texas. Permits must be renewed annually.

**Digital Oil and Gas Wells**
- Permitted Location
- Dry Hole
- Oil Well: Observation Well
- Gas Well: Observation Well
- Oil/Gas Well: Observation Well
- Plugged Oil Well: Horizontal Drainhole
- Plugged Gas Well: Sidetrack Well Surface Location
- Cancelled Location
- Plugged Oil/Gas Well
- Injection/Disposal Well
- Core Test
- Directional Surface Location
- Sulfur Core Test
- Storage from Oil
- Storage from Gas
- Shut-In Well (Oil)
- Shut-In Well (Gas)
- Offshore Platform
- Geothermal Well
- Brine Mining Well
- Water Supply Well
- Water Supply from Oil
- Water Supply from Gas
- Observation Well
- Observation from Oil
- Observation from Gas
- Observation from Oil/Gas
- Service Well
- Service from Oil
- Service from Oil/Gas
- Injection/Disposal Well
- Injection/Disposal from Storage
- Injection/Disposal from Storage/Oil
- Injection/Disposal from Storage/Gas
- Injection/Disposal from Storage/Oil/Gas
- Injection/Disposal from Brine Mining
- Injection/Disposal from Brine Mining/Oil
- Injection/Disposal from Brine Mining/Gas
- Injection/Disposal from Storage/Brine Mining
- Injection/Disposal from Storage/Brine Mining/Oil
- Injection/Disposal from Storage/Brine Mining/Gas
- Injection/Disposal from Storage/Brine Mining/Oil/Gas
- Observation from Storage
- Observation from Storage/Oil
- Observation from Storage/Gas
- Observation from Storage/Oil/Gas
- Observation from Brine Mining
- Observation from Brine Mining/Oil
- Observation from Brine Mining/Gas
- Observation from Brine Mining/Oil/Gas
- Service from Storage
- Service from Storage/Oil
- Service from Storage/Gas
- Service from Storage/Oil/Gas
- Service from Brine Mining
- Service from Brine Mining/Oil
- Service from Brine Mining/Gas
- Service from Brine Mining/Oil/Gas
- Plugged Storage
- Plugged Storage/Oil
- Plugged Storage/Gas
- Plugged Storage/Oil/Gas
- Plugged Brine Mining
- Plugged Brine Mining/Oil
- Plugged Brine Mining/Gas
- Plugged Brine Mining/Oil/Gas
- Brine Mining from Oil
- Brine Mining from Oil/Gas
- Brine Mining from Brine Mining
- Brine Mining from Storage
- Storage/Brine Mining
- Injection/Disposal from Storage/Brine Mining
- Injection/Disposal from Storage/Brine Mining/Oil
- Injection/Disposal from Storage/Brine Mining/Gas
- Injection/Disposal from Storage/Brine Mining/Oil/Gas
- Inj/Disposal from Storage/Brine Mining
- Inj/Disposal from Storage/Brine Mining/Oil
- Inj/Disposal from Storage/Brine Mining/Gas
- Inj/Disposal from Storage/Brine Mining/Oil/Gas
- Storage/Brine Mining/Oil
- Storage/Brine Mining/Gas
- Storage/Brine Mining/Oil/Gas

**Digital Pipeline Mapping**
- AA ANHYDROUS AMMONIA
- CO2 CARBON DIOXIDE
- CRD CRUDE OIL
- CFL CRUDE OIL
- ORG CRUDE OIL
- ORG CRUDE OIL FWS
- PRD REFINED LIQUID PRODUCT
- EMT EMPTY

Source: Texas Railroad Commission (RRC) 1:12,000 Copyright ©2016 Phase Engineering, Inc.
Texas Water Wells with MSD and Superfund Site Boundaries

- **TCEQ Public Water Supply Wells (PWS)**
  The public water systems data was developed to support the TCEQ's Source Water Assessment and Protection Program (SWAP). The locations were obtained by the Water Supply Division as recorded from various sources. This layer was built using the best existing location data available but some errors still remain.

- **USGS National Water Inventory System (NWIS)**
  The National Water Information System (NWIS) provides access to USGS water data at over 1.5 million sites. This extensive database for the nation includes the occurrence, quantity, quality, distribution and movement of surface and underground waters.

- **TWDB Groundwawter Database (GWDB)**
  The Groundwater Database (GWDB) of the Texas Water Development Board (TWDB) contains information about more than 130,000 water well, spring, and oil/gas test sites in Texas including associated water level and water quality data. Because data collection methods and data maintenance have varied and evolved over the years, the information in the GWDB has a range of accuracy.

- **TWDB Brackish Groundwater (BRACS)**
  The Brackish Resources Aquifer Characterization System (BRACS) Database was designed to store well and geology information in support of projects to characterize the brackish groundwater resources of Texas. Brackish groundwater contains dissolved minerals in the range of 1,000 to 9,999 milligrams per liter (mg/L).

- **TWDB Submitted Driller’s Reports Database (SDRDB)**
  The Submitted Driller’s Report Database is populated from the online Texas Well Report Submission and Retrieval System which is a cooperative Texas Department of Licensing and Regulation (TDLR) and Texas Water Development Board (TWDB) application that registered water-well drillers use to submit their required reports. This system was started 2/5/2001 and began collecting all reports in 2003.

- **TCEQ MSD Boundary**
  An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not 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.

- **State and Federal Superfund Sites**
  TCEQ Superfund Sites includes both State and Federal sites in the State of Texas that have been designated as Superfund cleanup sites. Federal Superfund sites have a Hazardous Ranking System score of 28.5 or above and are also on the NPL.
APPENDIX II

PHOTO GALLERY
1. View along SW Alsbury Boulevard facing northeast

2. Northeast adjoining child care center across SW Alsbury Boulevard
3. View southeast along southwest property boundary

4. View southeast of southwest portion of subject property
5. Mounds of soil on south corner of subject property

6. Closeup view of mounds of soil
7. Southwest adjoining barn building

8. View northeast along southeast property boundary
9. Southeast adjoining residence

10. Continued view northeast along southeast property boundary
11. View along Ridgehill Drive facing northwest

12. View northwest of northeast portion of subject property
13. Booger Creek on northeast portion of subject property

14. View southwest of southwest parcel of subject property from Ridgehill Drive
15. View northeast along Southwest Alsbury Boulevard at northeast portion of subject property

16. View southeast along Ridgehill Drive
17. Northwest adjoining undeveloped land across Southwest Alsbury Boulevard

18. View southeast of northeast adjoining retail center
19. View southwest along Southwest Alsbury Boulevard

20. View southeast of northwest adjoining office buildings
21. Onsite pad mounted transformer along Southwest Alsbury Boulevard

22. View northeast along partial northwest property boundary
23. Pad mounted transformer at northwest adjoining commercial office property

24. View of natural gas pipeline along Southwest Alsbury Boulevard at southwest portion of subject property
25. Natural gas pipeline marker located along Southwest Alsbury Boulevard
APPENDIX III

OWNERSHIP & PUBLIC DOCUMENTATION
### Account Details for 126.2666.01500

#### Ownership

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Name</td>
<td>D &amp; L Investments</td>
</tr>
<tr>
<td>Owner Address</td>
<td>329 Nw Renfro St, Burleson, TX 760280000</td>
</tr>
<tr>
<td>Property Location</td>
<td>749 Ridgehill Dr</td>
</tr>
<tr>
<td>Ownership Interest</td>
<td>1.000000</td>
</tr>
<tr>
<td>Description</td>
<td>LOT 3</td>
</tr>
<tr>
<td></td>
<td>BLK 2</td>
</tr>
<tr>
<td></td>
<td>HILLSIDE ADDITION PH IV</td>
</tr>
<tr>
<td>Deed Date</td>
<td>2005-12-30</td>
</tr>
<tr>
<td>Deed Type</td>
<td>Appraisal Office</td>
</tr>
<tr>
<td>Page #</td>
<td>099</td>
</tr>
<tr>
<td>Volume #</td>
<td>3701</td>
</tr>
<tr>
<td>Instrument #</td>
<td></td>
</tr>
</tbody>
</table>

#### Exemptions

- City Of Burleson
- Johnson County
- Burleson ISD
- Lateral Road
- Precinct2

#### State Code

- **Land State Code:** C2 - Real, Vacant Lots/Tracts - Commercial
A zero value indicates that the property record has not yet been completed for the indicated tax year.
† Appraised value may be less than market value due to state-mandated limitations on value increases.

<table>
<thead>
<tr>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Improvement Value</strong></td>
</tr>
<tr>
<td>$0</td>
</tr>
<tr>
<td><strong>Land Market Value:</strong></td>
</tr>
<tr>
<td>$83,977</td>
</tr>
<tr>
<td><strong>AG Market Value:</strong></td>
</tr>
<tr>
<td>$0</td>
</tr>
<tr>
<td><strong>AG Value:</strong></td>
</tr>
<tr>
<td>$0</td>
</tr>
<tr>
<td><strong>Prod Loss:</strong></td>
</tr>
<tr>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Market Value:</strong></td>
</tr>
<tr>
<td>$83,977</td>
</tr>
<tr>
<td>† <strong>Appraised Value:</strong></td>
</tr>
<tr>
<td>$83,977</td>
</tr>
</tbody>
</table>

| Land Acres | 6.9500 |
| Impr Area Size | 0 |
| Year Built | 0 |

* This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in Johnson Appraisal District's database and may not be used as a basis of protest or appeal.
Account Details for **126.2666.01460**

<table>
<thead>
<tr>
<th><strong>Ownership</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Owner Name:</strong></td>
</tr>
<tr>
<td><strong>Owner Address:</strong></td>
</tr>
<tr>
<td><strong>Property Location:</strong></td>
</tr>
<tr>
<td><strong>Ownership Interest:</strong></td>
</tr>
</tbody>
</table>
| **Description:** | LOT 1  
BLK 1  
HILLSIDE ADDITION PH IV |
| **Deed Date:** | 2005-12-30 |
| **Deed Type:** | Property Owners Request |
| **Page #:** | 099 |
| **Volume #:** | 3701 |
| **Instrument #:** | |
| **Exemptions** |
| **Tax Entities:** | City Of Burleson  
Johnson County  
Burleson ISD  
Lateral Road  
Precinct2 |
| **Improvement State Code:** | |
| **Land State Code:** | C2 - Real, Vacant Lots/Tracts - Commercial |
| **Productivity State Code:** | |
| **GEO Num:** | 126.2666.01460 |
| **Last Update:** | Jul 30 2018 6:22PM |
A zero value indicates that the property record has not yet been completed for the indicated tax year.
† Appraised value may be less than market value due to state-mandated limitations on value increases.

### Value

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Improvement Value</strong></td>
<td>$0</td>
</tr>
<tr>
<td><strong>Land Market Value:</strong></td>
<td>$22,400</td>
</tr>
<tr>
<td><strong>AG Market Value:</strong></td>
<td>$0</td>
</tr>
<tr>
<td><strong>AG Value:</strong></td>
<td>$0</td>
</tr>
<tr>
<td><strong>Prod Loss:</strong></td>
<td>$0</td>
</tr>
<tr>
<td><strong>Total Market Value:</strong></td>
<td>$22,400</td>
</tr>
</tbody>
</table>

† Appraised Value: $22,400

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Acres</strong></td>
<td>1.1700</td>
</tr>
<tr>
<td><strong>Impr Area Size</strong></td>
<td>0</td>
</tr>
<tr>
<td><strong>Year Built</strong></td>
<td>0</td>
</tr>
</tbody>
</table>

Appraisal History

* This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in Johnson Appraisal District's database and may not be used as a basis of protest or appeal.

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COMMITMENT FOR TITLE INSURANCE (Form T-7)

Issued by
TITLE RESOURCES GUARANTY COMPANY

We, Title Resources Guaranty 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.

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.

Title Resources Guaranty Company

[Signature]
An Authorized Signature

[Signature]
Executive Vice President

[Signature]
Secretary

Form T-7: Commitment for Title Insurance

Effective 1/03/2014
COMMITMENT FOR TITLE INSURANCE  T-7

ISSUED BY

TITLE RESOURCES GUARANTY COMPANY

SCHEDULE A

Effective Date: January 23, 2019, 08:00 am

Commitment No. 1839002-COM, issued February 5, 2019

GF No. 1839002-COM

1. The policy or policies to be issued are:

   a. OWNER’S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount: $1,500,000.00
      PROPOSED INSURED: OPG Alsbury Partners, LLC, a Texas limited liability company

   b. TEXAS RESIDENTIAL OWNER’S POLICY OF TITLE INSURANCE
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount:
      PROPOSED INSURED:

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Binder Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   f. OTHER
      Policy Amount:
      PROPOSED INSURED:

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:
   D & L Investments, a Texas general partnership

4. Legal description of land:
   Lot 1, Block 1 and Lot 3, Block 2, of HILLSIDE ADDITION, PHASE IV, an Addition in Johnson County, Texas, according to the plat thereof recorded in Volume 9, Page 160, Plat Records, Johnson County, Texas.
SCHEDULE B
EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

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

   Item No. 1, Schedule B, is hereby deleted.

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 the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2019, 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 of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ 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.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

.1 Any visible and/or apparent unrecorded easement, either public or private, located in, on, over or across the land.

.2 All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

.3 Easements, building setback lines and other matters as shown and/or referenced on plat recorded in Volume 9, Page 160, Plat Records, Johnson County, Texas.

.4 Easement and Right of Way:
   To: Oncor Electric Delivery Company

.5 Temporary Waterline Construction Easement:
   Recorded: Volume 3730, Page 794, Official Public Records, Johnson County, Texas.
   To: City of Burleson

.6 Water Line Easement:
   Recorded: Clerk’s File Number 201300024343, Official Public Records, Johnson County, Texas.
   To: City of Burleson

End of Schedule B.
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 B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a 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.

6. Requirement is made that the surveyor providing the anticipated survey confirm whether or not the following appear to affect the land to be insured. If the finding is that any of the following do or could encumber the land to be insured, the applicable easements may be moved to Schedule B before policy issuance:

<table>
<thead>
<tr>
<th>Easement</th>
<th>Recorded</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i)</td>
<td>Volume 305, Page 106, Deed Records, Johnson County, Texas. Texas Electric Service Co.</td>
<td></td>
</tr>
<tr>
<td>(ii)</td>
<td>Volume 678, Page 692, Deed Records, Johnson County, Texas. Texas Electric Service Company</td>
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<tr>
<td>(iii)</td>
<td>Volume 797, Page 12, Deed Records, Johnson County, Texas. City of Burleson</td>
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<tr>
<td>(iv)</td>
<td>Volume 821, Page 521, Deed Records, Johnson County, Texas. City of Burleson</td>
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</tr>
<tr>
<td>(v)</td>
<td>Volume 828, Page 470, Official Public Records, Johnson County, Texas. City of Burleson</td>
<td></td>
</tr>
</tbody>
</table>
6. Requirement is made that a satisfactory release be provided for the following:
   Deed of Trust to secure a Note:
   Recorded: Clerk's File Number 201300002544, Official Public Records, Johnson
             County, Texas
   Grantor: Daniel Steblay
   Trustee: Tim Carter
   Beneficiary: OmniAmerican Bank
   Amount: Not identified
   Dated: 11/16/2012

7. Requirement is made that satisfactory documentation be provided as to the authority, authorization
   and capacity of the person(s)/entity(ies) executing documents on behalf of D & L Investments, a
   Texas general partnership.

8. Requirement is made that satisfactory documentation be provided as to the authority, authorization
   and capacity of the person(s)/entity(ies) executing documents on behalf of OPG Alsbury Partners,
   LLC, a Texas limited liability company.

9. Company requires current titleholders to execute a satisfactory closing affidavit confirming what
   encumbrances on the property to be insured are known to the current titleholder as of the date of
   closing.

10. Company requests that it be furnished with a properly executed waiver of inspection signed by
    the proposed insured owner; in the event the proposed insured owner declines to execute such
    waiver, additional exceptions and/or requirements may be made.

11. Good Funds in an amount equal to all disbursements must be received and deposited before any
    funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are
    not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller
    checks. Company reserves the right to require wired transfer of funds in accordance with
    Procedural Rule P-27 where immediate disbursement is requested.

12. ARBITRATION: The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title
    Insurance (Form T-2) contain an arbitration provision. It allows the insured or the Company to
    require arbitration if the amount of insurance is $2,000,000 or less. If the insured wants to retain
    the right to sue the Company in case of a dispute over a claim, the Insured must request deletion
    of the arbitration provision before the Policy is issued. The Insured may do this by signing the
    Deletion of Arbitration Provision form and returning it to the Company at or before the closing of
    the real estate transaction or by writing to the Company. {The Arbitration Provision may not be
    deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}
Continuation of Schedule C

Countersigned
Independence Title

By: [Signature]
Authorized Signatory
COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

Effective Date: January 23, 2019, 08:00 am

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

   Title Resources Guaranty Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors, and officers are listed below:

   **Shareholders:**
   
   Title Resources Incorporated, which is owned 100% by Title Resource Group LLC.

   **Directors:**
   
   Donald J. Casey; Michael P. Gozdan; Anthony E. Hull; J. Scott McCall; Thomas N. Rispoli; Donald W. Evans, Jr. Marilyn J. Wasser

   **Officers:**
   
   J. Scott McCall-President/CEO, E. Paul McNutt, Jr-EVP, Jason Bragg-SVP; Michael P. Gozdan- Secretary, Anthony E. Hull-Treasurer

2. (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

   **Owners: Title Resource Group, LLC**

   (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

   **Owners: Realogy Services Group, LLC**

   (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent.

   **Directors:** Donald J. Casey, Donald W. Evans, Jr., Thomas N. Rispoli, Marilyn J. Wasser, J. Scott McCall

   **Officers:** Donald W. Evans, Jr., President; Anthony E. Hull, Treasurer, Executive Vice President; Michael P. Gozdan, Secretary, Senior Vice President, General Counsel; Brian Alan Pitman, Senior Vice President, Michael Jay Southworth, Senior Vice President, Walter P. Mullen, Senior Vice President

   (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive.

   (e) For purposes of this paragraph 2, "having, owning or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

   You are further advised that the estimated title premium is:

   **Owner's Policy** $0.00

   **Loan Policy** $0.00

   **Endorsement Charges** $0.00
Other
Total $0.00 $0.00

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
</table>

"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."
DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

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

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

The arbitration provision in the Policy is as follows:

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

SIGNATURE

DATE
INDEPENDENCE TITLE COMPANY

PRIVACY NOTICE

You have chosen to do business with Independence Title Company and we are obligated to honor the relationship with great care, beginning with the confidential information that may come into our possession during the course of your transaction with us. We believe that your privacy should not be compromised and are committed to maintaining the confidentiality of that information.

You can be assured that we are respecting your privacy and safeguarding your "nonpublic personal information". Nonpublic personal information is information about you that we collect in connection with providing a financial product or service to you. Nonpublic personal information does not include information that is available from Public sources, such as telephone directories or government records.

We collect nonpublic personal information about you from the following sources:

- Information we receive from you on applications or other forms
- Information about your transaction with us
- Information about your transactions with nonaffiliated third parties
- Information we receive from a consumer-reporting agency

We respect the privacy of our customers, and we will not disclose nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need that information to provide products or services to you.

We maintain physical, electronic, and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

We will not disclose nonpublic personal information about our customers or former customers to nonaffiliated third parties, except as permitted by law.

Independence Title Company recognizes and respects the privacy expectations of our customers. We want our customers to understand our commitment to privacy in our use of customer information. Customers who have any questions about this Privacy Policy or have any questions about the privacy of their customer information should call Independence Title Company at (512) 454-4500.
TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

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

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

Minerals and Mineral Rights may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exclusion as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding laws, 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 the 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 1-800-526-8018 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-262-3439.

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

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

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

To obtain information or make a complaint:

2 You may contact your Title Resources Guaranty Company at 1-800-526-8018.

3 You may call Title Resources Guaranty Company toll-free telephone number for information or to make a complaint at:

1-800-526-8018

4 You may also write to
Title Resources Guaranty Company at:
8111 LBJ Freeway, Suite 1200
Dallas, TX, 75251

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

1-800-252-3439

6 You may write the Texas Department of Insurance:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

7 PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should contact the (agent) (company) (agent or the company) first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

8 ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISIO IMPORTANTE

Para obtener informacion o para someter una queja:

Puede comunicarse con su
Title Resources Guaranty Company al 1-800-526-8018.

Usted puede llamar al numero de telefono gratis de
Title Resources Guaranty Company para informacion o para someter una queja al:

1-800-526-8018

Usted tambien puede escribir a
Title Resources Guaranty Company al:
8111 LBJ Freeway, Suite 1200
Dallas, TX, 75251

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:
P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: http://www.tdi.state.tx.us
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el (agente) (la compania) (agente o la compania) primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA:
Este aviso es solo para propuesto de informacion y no se convierte en parte o condicion del documento adjunto.
The Residence at Burleson, Texas
Overland Property Group
Burleson, Texas

A SITE PLAN
93 UNITS
PRKG - 1.4 PER UNIT = 131
(Code 2/Unit = 186)
Regulatory Database Search

Job Number: 201901095
Report Date: February 4, 2019

Property:
201901095
Burleson, TX  76028

Prepared For:
Phase Engineering, Inc.
5524 Cornish St.
Houston, TX 77007

Prepared By:
AAI Environmental Data, Inc.
P.O. Box 70438
Houston, TX 77270
## Search Summary

### Job Number: 201901095

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<thead>
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<th>Source</th>
<th>Environmental Record</th>
<th>Subject Property</th>
<th>Adjoining Property</th>
<th>1/2 Mile</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Federal Sites</strong></td>
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*Adjoining properties are defined as being within a search radius of 0.25 mi. from the subject property boundaries.

**SEMS includes CERCLIS, NPL, NPL delisted, NFRAP, and IC/EC

***RCRA includes RCRA and IC/EC
Search Summary

Job Number: 201901095

Ungeocodables Summary

Zipcode: Ungeocoded Sites:
Ungeocodables

The following sites were not geocoded due to mapping and/or database limitations. These sites are believed to be within the subject site's zip code or in an adjacent zip code within 1/2 mile of the subject property, but due to database inaccuracies, no guarantees can be made that these sites actually exist within the zip code nor can it be guaranteed that the listed sites are the only sites in the zip code.

The following ZIP codes have been searched for ungeocodables

<table>
<thead>
<tr>
<th>Facility ID</th>
<th>Type</th>
<th>Facility Name</th>
<th>Street Address</th>
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<tbody>
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</table>

No Ungeocoded Sites
DATA SOURCES

SEMS Superfund Enterprise Management System - Effective January 31, 2014, the Superfund program decommissioned CERCLIS and transitioned to the Superfund Enterprise Management System (SEMS). CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System) was a database used by the U.S. Environmental Protection Agency (EPA) to track activities under its Superfund program. The reports previously generated by the CERCLIS legacy system are now updated with SEMS – the Superfund Enterprise Management System – and include the same data and content. This database is the source for CERCLIS, NPL, NPL Delisted, NFRAP and IC/EC.

RCRA Resource Conservation and Recovery Act Information - RCRAInfo is the U.S. Environmental Protection Agency’s comprehensive information and inventory system that supports the RCRA (1976) and HSWA (1984) through the tracking of events and activities regarding permit/closure status, compliance with Federal and State regulations and cleanup activities at facilities that generate, treat, store or dispose of hazardous waste. Information on cleaning up after accidents or other activities that result in a release of hazardous materials to the water, air or land is also reported through RCRAInfo. Corrective Action is a requirement under RCRA which requires TSD facilities owners and operators to investigate and cleanup hazardous waste releases into soil, groundwater, surface water and air.

ACRES Assessment, Cleanup and Redevelopment Exchange System (EPA Brownfield) - The EPA’s ACRES database stores information reported by EPA Brownfields Grantees on Brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. Recipients are awarded EPA Brownfields funding to address hazardous substances and/or petroleum contamination at brownfield properties. The EPA’s Brownfields Program is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields.

Land Use Controls (LUCs) - Land Use controls may consist of Institutional Controls (ICs) and Engineering Controls (ECs). LUCs help to minimize the potential for exposure to contamination and/or protect the integrity of a response action and are typically designed to work by limiting land and/or resource use or by providing information that helps modify or guide human behavior at a site. Institutional Controls (ICs) are non-engineering measures and are almost always used in conjunction with, or as a supplement to, other measures such as waste treatment or containment. There are four categories of ICs: Governmental Controls (zoning restrictions, ordinances, statues, building permits or other provisions that restrict land or resource use at a site), Proprietary Controls (easements, covenants, Deed Restrictions), Enforcement and Permit Tools (consent decrees, administrative orders), and Informational Devices (State Registries of contaminated sites, deed notices and advisories). ICs are used when contamination is first discovered, when remedies are ongoing and when residual contamination remains onsite at a level that does not allow for unlimited use and unrestricted exposure after cleanup. Engineering Controls (ECs) encompass a variety of engineered and constructed physical barriers to contain and/or prevent exposure to contamination on a property. ECs are often installed during cleanup as a condition of a no further action determination and are generally intended to be in place for long periods of time.

ERNS Emergency Response Notification System – is the database used to store information on notifications of oil discharges and hazardous substances release. The ERNS program is a cooperative data sharing effort among the Environmental Protection Agency (EPA) Headquarters, the Department of Transportation (DOT), National Transportation Systems Center (NTSC), the ten EPA Regions, the U.S. Coast Guard (USCG), and the National Response Center (NRC). ERNS provide the most comprehensive data compiled on notifications of oil discharges and hazardous substances releases in the United States. The types of release reports that are available in ERNS fall into three major categories: substances designated as hazardous substances under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended; oil and petroleum products (Clean Water Act of 1972), as amended by the Oil Pollution Act of 1990; and all other types of materials. EARNS is a database of initial notifications and not incidents, so there are limitations to the data. There may be multiple reports for a single incident, and because reports are taken over the phone, misspellings, and locational information limit the quality of some data.

State Superfund Registry in Texas - was established by the 69th Texas Legislature in 1985 and administered by TCEQ lists those abandoned or inactive sites that have serious contamination but do not qualify for the federal program, and therefore are cleaned up under the state program. The state must comply with federal guidelines in administering the state Superfund program, but EPA approval of the state Superfund actions is not required. The Remediation Division manages Superfund sites, or provides management assistance to EPA on RP-lead Superfund sites, after the site is identified as being eligible for listing on either the state Superfund registry or the federal National Priorities List (NPL).

Municipal Solid Waste – MSW data is provided by the State and the state’s 24 Councils of Governments (COGs) which have been designated as the regional municipal solid waste planning entities for Texas and are responsible for developing municipal solid waste management plans (regional plans) to encourage regional approaches to providing services and reducing MSW generation. Data on Municipal Solid Waste Facilities in Texas includes:
• MSW- Facilities (MSW) - Issued permits and other authorizations as well as pending applications for municipal solid waste landfills and processing facilities that are active, inactive, or not yet constructed.
• MWS-Closed (MSW-C) - Issued and revoked permits and other authorizations for municipal landfills and processing facilities that have closed, and applications that were withdrawn or denied.
• Closed Landfill Inventory (CLI) - Historical information listing old, closed unnumbered MSW landfills that were operated before permits were required, as well as unauthorized landfills, and miscellaneous illegal dumps and disposal site. Approximately 4200 sites were compiled in 1993, by the TCEQ in conjunction with Southwest Texas State University and the 24 COGs in Texas; estimated point locations were mapped and available historical information was collected into a database for each county and COG.

TCEQ Petroleum Storage Tank Program (PST) - regulates underground storage tanks (USTs), and to a lesser extent, aboveground storage tanks (ASTs), containing petroleum or hazardous substances. The PST Program has established action levels and screening criteria for PST chemicals of concern (COCs), to help determine whether sites must be assigned an LPST number and further investigation.

TCEQ Leaking Petroleum Storage Tanks (LPST) data – is maintained the Remediation Division oversees the cleanup of petroleum substance and hazardous releases from regulated aboveground and underground storage tanks.
DATA SOURCES

TCEQ Release Determination Reports (RDR) – are reported to the PST Program and maintained by the Remediation Division. These are used to report the results from an investigation of a suspected or confirmed release. A RDR is not always associated with a registered LPST or PST site. The RDR dataset included in this search is limited.

TCEQ Innocent Owner / Operator Program (IOP) The Texas 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.

TCEQ 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 under used properties may be restored to economically productive or community beneficial use. Also under the VCP, site cleanups follow a streamlined approach to reduce future human and environmental risk to safe levels. The Texas Voluntary Cleanup Program (VCP) Database provides general information on contaminated sites addressed under the Texas VCP. Institutional and Engineering Controls (IC) are included in the VCP database.

TCEQ Brownfields Site Assessments (BSA) – The BSA Program administers a grant provided by the EPA to perform Brownfields site assessment for local governments and non-profit organizations who are not responsible parties. TCEQ works in close partnership with the EPA and other federal, state, and local redevelopment agencies, and stakeholders, to facilitate cleanup, transfer and revitalization of Brownfields through the development of regulatory, tax, and technical assistance tools.

TCEQ Industrial and Hazardous Waste Program (IHWW) – The Texas Commission on Environmental Quality (TCEQ) oversees both wastes generated in Texas and those generated outside the state and sent to Texas for treatment, storage, and/or disposal. Hazardous waste is one that is listed as such by the EPA or that exhibits one or more hazardous characteristics (ignitability, reactivity, corrosiveness, or toxicity). Owners or operators of hazardous waste management units must have permits during the active life (including the closure period) of the unit and are subject to both state and federal requirements. The Industrial and Hazardous Waste Datasets are statewide files from the TRACs-IHW system that include the permitting and annual reporting of industrial and hazardous wastes to the TCEQ.

TCEQ Industrial and Hazardous Waste Corrective Action Program (IHWCA) - The Remediation Division of the TCEQ oversees the Corrective Action Program. Corrective Action is triggered when there is a documented release of hazardous waste constituents to the environment; these releases are the result of the past and present activities at RCRA-regulated facilities. The Corrective Action process includes the investigation/evaluation, and if necessary remediation and cleanup of any contaminated air, groundwater, surface water, or soil of hazardous waste management spills or releases from waste management units and release areas, to ensure protection of human health and the environment. Corrective action requirements apply to all solid waste management units and areas of concern at a facility requiring regulatory agency permitting or closure.

Dry Cleaner Registration (DCR) - State law requires that all dry-cleaning drop stations and facilities register annually with the TCEQ, which implements performance standards at these facilities as appropriate.

TCEQ Dry Cleaner Remediation Program (DCRP) - was established under House Bill 1366 (Sept. 1, 2003) which established new environmental standards for dry cleaners and a remediation fund to assist with remediation of contamination caused by dry cleaning solvents. The program establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund.

Municipal Setting Designations (MSD) - is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the application 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. MSD is managed by the Remediation Division.

Railroad Commission of Texas Brownfields Response Program (BRP) - The Railroad Commission of Texas (RRC) regulates the exploration, production and transportation of oil and natural gas in Texas. The Brownfields response program (BRP) is designed to identify brownfields associated with oil and gas activities and to promote voluntary cleanup by providing federal grant funding for environmental site assessments. The objective of the BRP is to restore brownfields properties in communities across Texas by increasing the redevelopment potential of abandoned oil and gas sites.

Railroad Commission of Texas Voluntary Cleanup Program (RRC-VCP) - The purpose of the voluntary cleanup program is to provide an incentive to cleanup property contaminated by activities under Railroad Commission jurisdiction by removing the liability to the state of lenders, developers, owners, and operators who did not cause or contribute to contamination (a waste, pollutant or other substance or material regulated by or that results from an activity under the jurisdiction of the RRC) released at the site. The program is restricted to voluntary actions but does not replace other voluntary actions.
DATA SOURCES

Tribal Databases – The United States has a unique legal relationship with federally-recognized Indian tribes based on the Constitution, treaties, statutes, executive orders and court decisions. The EPA became the first federal agency to adopt a formal Indian Policy (1984) of working with tribes on a government-to-government basis. There are 561 federally-recognized tribes within the United States. Each tribe is an independent, sovereign nation, responsible for setting standards, making environmental policy, and managing environmental programs for its people. In Texas, these include the Alabama-Coushatta Tribe of Texas, Kickapoo Traditional Tribe of Texas, and the Ysleta Del Sur Pueblo of Texas. The EPA Region 6 Tribal Team members work as liaisons and partner with Tribes in Region 6 on a government-to-government basis, consistent with their inherent sovereignty, assisting other EPA Divisions to resolve environmental issues, consult, and support the development of tribal environmental protection programs. The American Indian Environmental Office manages the Tribal Air, Compliance Enforcement, Waste, Solid Waste and Emergency Response (OSWER), Underground Storage Tanks, Water programs. Brownfields Land Revitalization, Emergency Management, Federal Facilities Restoration and Reuse Office, Office of Resource Conservation and Recovery, Office of Superfund Remediation and Technology Innovation and Office of Underground Storage Tanks (OUST) have tribal response programs or coordinate with Indian tribes. Tribal facility information within these programs is reported through the EPA.
# ASTM Transaction Screen Questionnaire (Owner/Seller Questionnaire)

**Property Name and Address:** LOT 1, BLK 1 AND LOT 3, BLK 2, HILLSIDE ADDITION, PH14 IV

**Consultant Name:** Phase Engineering, Inc.  
**Report No.:** BURLESON, TARRANT COUNTY, TEXAS

**Instructions:** Please submit this form via email to Diana@PhaseEngineering.com. If you have any questions, please call 832-485-2225. To submit by fax, send to Diana at 281-200-0060.

To fill out this form for email submission, place the cursor over the box in the column representing your answer and press the right mouse button once. Select the “Properties” option, and from there select “Default Value=Checked”. This will place an “x” in the appropriate place. Please select only one answer per question.

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<th>Please explain all “Yes” answers in the Comments section at the end.</th>
<th>YES</th>
<th>NO</th>
<th>Unknown</th>
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</thead>
<tbody>
<tr>
<td>1. Have you observed any evidence or do you have any prior knowledge that the property is used or has been used, in the past, as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, recycling facility, or chemical processing/manufacturing?</td>
<td>☐</td>
<td>☑</td>
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<td>2. Have you observed any evidence or do you have any prior knowledge that any adjoining property is used or has been used, in the past, as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, recycling facility?</td>
<td>☐</td>
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<td>3. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in aggregate, stored on or used at the property or at the facility?</td>
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<td>4. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?</td>
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<td>5. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site or that originated from an unknown site?</td>
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<td>6. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?</td>
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<td>7. Have you observed any evidence or do you have any prior knowledge that there is currently or has been previously any stained soil on the property?</td>
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<tr>
<td>8. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, any registered or unregistered storage tanks (above or underground) located on the property?</td>
<td>☐</td>
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<tr>
<td>9. Have you observed any evidence or do you have any prior knowledge that there are currently or have been previously, vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?</td>
<td>☐</td>
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</tr>
</tbody>
</table>

Please email completed form to Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
<table>
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<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
<th>Unknown</th>
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</thead>
<tbody>
<tr>
<td>10. Have you observed any evidence or do you have any prior knowledge that there is currently or has been previously, any evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings, or exposed grounds on the property?</td>
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<td>11. If the property is served by a private well or non-public water system, is there any evidence or do you have prior knowledge that contaminants been identified in the well or system that exceed guidelines applicable to the water system?</td>
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<tr>
<td>12. If the property is served by a private well or non-public water system, is there any evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?</td>
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<td>13. Does the owner, or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?</td>
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<tr>
<td>14. Has the owner or occupant of the property been informed of any past or current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?</td>
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<tr>
<td>15. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?</td>
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<tr>
<td>16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?</td>
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<tr>
<td>17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?</td>
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<tr>
<td>18. Does the property discharge wastewater (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system or sanitary sewer system?</td>
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<tr>
<td>19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the property?</td>
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<td>20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of Polychlorinated biphenyls (PCBs)?</td>
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Please email completed form to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
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<tr>
<th>Questions</th>
<th>YES</th>
<th>NO</th>
<th>Unknown</th>
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</thead>
<tbody>
<tr>
<td>21. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>X</td>
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<tr>
<td>currently <strong>or</strong> have been, in the past, any water wells, oil and gas</td>
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<tr>
<td>wells, injection wells, or pipelines on the <strong>property</strong>.</td>
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<tr>
<td>22. Have you observed or do you have any prior knowledge that there are</td>
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<td>X</td>
<td></td>
</tr>
<tr>
<td>currently <strong>or</strong> have been, in the past, any water wells, oil and gas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>wells, injection wells, or pipelines on the <strong>adjoining properties</strong>.</td>
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<tr>
<td>23. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>currently <strong>or</strong> have been, in the past, any refuse or trash piles on the</td>
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<tr>
<td><strong>property</strong>.</td>
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<tr>
<td>24. Have you observed or do you have any prior knowledge that there are</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>currently <strong>or</strong> have been, in the past, any septic systems on the</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>property</strong>.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25. Have you observed any evidence or do you have any prior knowledge that</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>the <strong>property</strong> is used <strong>or</strong> has been used, in the past, as a self-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>service laundry facility?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26. To the best of your knowledge, have there been any previous</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>environmental reports conducted for the property, i.e. Phase I or Phase</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>II reports?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>27. To the best of your knowledge, is there a presence of lead based</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>paint or asbestos at the <strong>property</strong>?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28. To the best of your knowledge, what was the historical use of the</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>property</strong>?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RANCHLAND FOR CATTLE GRAZING</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Completed By:**

- **Name (print):** DAN R. STEBLAY
- **Signature:**
- **Relationship to Property (owner, broker, attorney, etc.):**
- **Years Associated with Property:** 18
- **Firm:** D & L INVESTMENTS
- **Address:** 329 NW. RENFRO
- **City, State, ZIP Code:** BURLESON, TX, 76028
- **Phone:**
- **Email:** dan@drlsteblay.com

**Comments on “Yes” Answers:**

Please email completed form to Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.
User Responsibilities Questionnaire

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that “all appropriate inquiries” is not complete.

1) Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).
   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? □ Yes □ No

2) Activity and land use (AUL’s) limitations that are in place on the property or that have been filed or recorded in a registry (40 CFR 312.26 (a)(1)(v) and (vi)).
   Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place of the property and/or have been filed or recorded against the property under federal, tribal, state or local law? □ Yes □ No

3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
   Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? □ Yes □ No

4) Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).
   Does the purchase price being paid for this property reasonably reflect the fair market value of the property? □ Yes □ No
   If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? □ Yes □ No

5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
   Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,
   a. Do you know the past uses of the property? □ Yes □ No
   b. Do you know of specific chemicals that are present or once were present at the property? □ Yes □ No
   c. Do you know of spills or other chemical releases that have taken place at the property? □ Yes □ No
   d. Do you know of any environmental cleanups that have taken place at the property? □ Yes □ No

6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
   Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property? □ Yes □ No

Comments from Questions 1-6:
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________
_____________________________________________________________________________________________

Please have the user(s) of the Phase I report answer and return this page with the signed letter of engagement. Please fax completed form back to Diana at (281) 200-0060. To submit this form via email, please send to: Diana@PhaseEngineering.com. If you have any questions, please call (832) 485-2225.

Property Address or Description:
Lot 1 Block 1, and Lot 3 Block 2 Hillside Addition, Phase IV City of Burleson, Johnson County, Texas

Print Name: Brett Johnson Company: Overland Property Group Date: 02/04/2019

Signature: _________________________________ Relation to property: Buyer
(purchaser, lender, lessee, etc.)

© Phase Engineering, Inc. 5524 Cornish Street, Houston, TX 77007 (713) 476-9844
Date: 01/23/2019

To: City of Burleson, Texas - Planning & Zoning Commission
    Peggy Fisher, Senior Administrative Secretary
    Email: pfisher@burlesontx.com

From: Phase Engineering, Inc.
    5524 Cornish Street
    Houston, TX 77007

RE: Open Records Request
For: Phase Engineering Job: 201901095

Phase Engineering, Inc. is currently working on a Phase I Environmental Assessment of the property, located at:

1. **Address**: Approximately 8.131 acres along SW Alsbury Boulevard at Ridgehill Drive, Burleson, Texas 76028
2. **Legal Description**: Lot 3, Block 2, Hillside Addition Phase IV
3. **Owner Name**: D & L Investments
4. **Account**: 126.2666.01500

**Zoning**: Please provide the zoning information for the above mentioned property.

We would like to request the above, based upon the Freedom of Information Act.

**Please notify us of any charges before proceeding.**

Reply as soon as possible to: Research@PhaseEngineering.com

Thank you very much for your assistance
Date: 01/23/2019

To: City of Burleson, Texas - Building Department Office

Online Open Records Request Center

From: Phase Engineering, Inc.
5524 Cornish Street
Houston, TX  77007

RE: Open Records Request
For: Phase Engineering Job: 201901095

Phase Engineering, Inc. is currently working on a Phase I Environmental Assessment of the property, located at:

1. **Address**: Approximately 8.131 acres along SW Alsbury Boulevard at Ridgehill Drive, Burleson, Texas 76028
2. **Legal Description**: Lot 3, Block 2, Hillside Addition Phase IV
3. **Owner Name**: D & L Investments
4. **Account**: 126.2666.01500

**Building Department** - Submitted/approved building permits, zoning, certificates of occupancy, UST’s development permits, site plan and subdivision files and review, EV Inspection and red tags, Spills inspection, complaints and violations, floodplain matters, erosion control, creek/other water management, research, mapping and other items related to development.

We would like to request the above, based upon the Freedom of Information Act.

**Please notify us of any charges before proceeding.**

Reply as soon as possible to: Research@PhaseEngineering.com

Thank you very much for your assistance.
Application Number ........ 04-00001710 Date 5/21/04
Property Address ........... 749 RIDGEBILL DR
Lot / Block ................. -X835 -
Application description .... ONE TRADE ONLY PERMITS
Subdivision Name ............ HILLSIDE ADDITION PHASE IV
Property Zoning ............. 
Application valuation ....... 50

Owner

HILLSIDE JOINT VENTURE
110 SOUTH HAMPTON
CROWLEY TX 76036

Contractor

COCHRAN ELECTRIC
228 CROSS CREEK
BURLESON TX 76028
(817) 295-1550

Permit .............. SINGLE TRADE PERMIT
Additional desc.

Permit Fee ............ 25.00 Plan Check Fee .... .00
Issue Date ............ 5/21/04 Valuation .......... 50
Expiration Date ...... 11/17/04

Special Notes and Comments
meter to irrigation

Fee summary

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<th>Credited</th>
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NO FINAL INSPECTION REQUESTED

CLEARED FOR FILE WITHOUT INSPECTION

AFFIDAVIT: THE PERMIT HOLDER AGREES TO COMPLY WITH CITY CODES AND ORDINANCES, LAWS OF THE STATE, AND THE APPROVED PLANS AND SPECIFICATIONS.
Application Number . . . 04-00001710
Property Address . . . 749 RIDGEHILL DR
Lot / Block . . . - -K835 - -
Application description . . ONE TRADE ONLY PERMITS
Subdivision Name . . . HILLSIDE ADDITION PHASE IV
Property Zoning . . .
Permit . . . SINGLE TRADE PERMIT

Required Inspections

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<th>Description</th>
<th>Initials</th>
<th>Date</th>
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<tr>
<td>1000</td>
<td>405</td>
<td>ELECTRICAL FINAL</td>
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</table>
CITY OF BURLESON
141 W. RENFRO ST.
BURLESON, TEXAS 76028
PHONE: 817-447-5400    FAX: 817-426-0971
INSPECTION REQUEST LINE: 817-447-5400 EXT. 615

Application Number . . . . 04-00001710    Date 5/21/04
Property Address . . . . 749 RIDGEHILL DR
Lot / Block . . -K835 -
Application description . . ONE TRADE ONLY PERMITS
Subdivision Name . . . . HILLSIDE ADDITION PHASE IV
Property Zoning . . . .
Application valuation . . . 50

Owner
HILLSIDE JOINT VENTURE
110 SOUTH HAMPTON
CROWLEY TX 76036

Contractor
COCHRAN ELECTRIC
228 CROSS CREEK
BURLESON TX 76028
(817) 295-1550

---
Permit . . . . SINGLE TRADE PERMIT
Additional desc . .
Permit Fee . . . 25.00    Plan Check Fee . . . 0.00
Issue Date . . 5/21/04    Valuation . . . 50
Expiration Date . 11/17/04

Special Notes and Comments
meter to irrigation

Fee summary | Charged | Paid | Credited | Due |
-------------|---------|------|----------|-----|
Permit Fee Total | 25.00 | 25.00 | .00 | .00 |
Plan Check Total | .00 | .00 | .00 | .00 |
Grand Total | 25.00 | 25.00 | .00 | .00 |

---
AFFIDAVIT: THE PERMIT HOLDER AGREES TO COMPLY WITH CITY CODES AND ORDINANCES, LAWS OF THE STATE, AND THE APPROVED PLANS AND SPECIFICATIONS.
<table>
<thead>
<tr>
<th>Seq</th>
<th>Inspect Code</th>
<th>Description</th>
<th>Initials</th>
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<tr>
<td>1000</td>
<td>405</td>
<td>ELECTRICAL FINAL</td>
<td></td>
<td><strong>/</strong>/</td>
</tr>
</tbody>
</table>
CITY OF BURLESON
141 W RENFRO ST
BURLESON, TEXAS 76028
PHONE: 817.426.9600  FAX: 817.426.9362
INSPECTION REQUEST LINE: 817.426.9636

Application Number . . . . 04-00001738  Date 1/23/19
Property Address . . . . 749 RIDGEHILL DR
Lot / Block . . . . 126.2666.01500.3  .2  .15661
Application type description  PUBLIC WORKS AND UTILITIES
Subdivision Name . . . . HILLSIDE ADDITION PH IV
Property Zoning . . . . UNKNOWN
Application valuation . . . . 0

Owner

HILLSIDE JOINT VENTURE
110 SOUTH HAMPTON
CROWLEY  TX 76036

Contractor

BEST HOMES INC
111 NW NEWTON #A
BURLESON  TX 76028
(817) 447-9505

Permit . . . . BUILDING PERMIT
Additional desc .
Permit Fee . . . . .00
Plan Check Fee . . . . .00
Issue Date . . . 5/25/04
Valuation . . . . 0
Expiration Date . . 11/21/04

Special Notes and Comments

meter for irrigation of subdivision entry

Other Fees . . . . . . WATER METERS
WATER IMPACT FEES (FTW) 250.00
621.32

Fee summary

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<th>Credited</th>
<th>Due</th>
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<tbody>
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<td>Permit Fee Total</td>
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<td>Plan Check Total</td>
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<td>Other Fee Total</td>
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<td>Grand Total</td>
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</tbody>
</table>

AFFIDAVIT: THE PERMIT HOLDER AGREES TO COMPLY WITH CITY CODES AND ORDINANCES, LAWS OF THE STATE, AND THE APPROVED PLANS AND SPECIFICATIONS.
Date: 01/23/2019

To: City of Burleson, Texas - Environmental Services  
Mitchell Carpenter, Environmental Health Specialist  
Phone: 817-426-9842  
Fax: 817-426-9377  
Email: mcarpenter@burlesontx.com

From: Phase Engineering, Inc.  
5524 Cornish Street  
Houston, TX 77007

RE: Open Records Request  
For: Phase Engineering Job: 201901095

Phase Engineering, Inc. is currently working on a Phase I Environmental Assessment of the property, located at:

1. **Address:** Approximately 8.131 acres along SW Alsbury Boulevard at Ridgehill Drive, Burleson, Texas 76028
2. **Legal Description:** Lot 3, Block 2, Hillside Addition Phase IV
3. **Owner Name:** D & L Investments
4. **Account:** 126.2666.01500

**Environmental Health Records:** We would like to request any and all environmentally-related information, including, but not limited to notices of violation, complaints, fuel tank storage facilities, sample wells, grease traps, etc., based upon the Freedom of Information Act for this property.

We would like to request the above, based upon the Freedom of Information Act.

**Please notify us of any charges before proceeding.**

Reply as soon as possible to: Research@PhaseEngineering.com

Thank you very much for your assistance.
Date: 01/23/2019

To: City of Burleson, Texas - Fire Marshal’s Office
    Stacy Singleton, Fire Marshal

    Email: ssingleton@burlesontx.com

From: Phase Engineering, Inc.
      5524 Cornish Street
      Houston, TX  77007

RE: Open Records Request
For: Phase Engineering Job: 201901095

Phase Engineering, Inc. is currently working on a Phase I Environmental Assessment of the property, located at:

1. Address: Approximately 8.131 acres along SW Alsbury Boulevard at Ridgehill Drive, Burleson, Texas 76028
2. Legal Description: Lot 3, Block 2, Hillside Addition Phase IV
3. Owner Name: D & L Investments
4. Account #: 126.2666.01500

Fire/UST Records: We are requesting any information you may have concerning the storage, use, handling or dispensing of flammable liquid storage tanks, hazardous materials, or liquefied petroleum gas storage or incidents of environmental concern, at the above location or adjacent properties.

We would like to request the above, based upon the Freedom of Information Act.

Please notify us of any charges before proceeding.

Reply as soon as possible to: Research@PhaseEngineering.com

Thank you very much for your assistance.
<table>
<thead>
<tr>
<th>ID</th>
<th>Start Date</th>
<th>Case Type</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-01092</td>
<td>May 18, 2018</td>
<td>Public Nuisance: High Grass &amp; Weeds</td>
<td>749 RIDGEHILL Dr., BUR 76028</td>
</tr>
</tbody>
</table>

**Description**
- **Owner**: D & L INVESTMENTS
  - 101 NW NEWTON DR
  - BURLESION, TX 7602800
- **Legal**: LOT 3 BLK 2 HILLSIDE ADDITION PHASE 4
  - Lot 3 Blk 2 Hillside Addition Phase 4

**Property Information**
- **County**
- **Parcel Tax ID**: 126.2666.01500

---

**Date and Time** | **Step** | **Result** | **User**
------------------|----------|------------|-------|
**May 18, 2018**  | Inspect - Initial | Violation - DH (No Signature) | Audrey Carroll
**Next Step Delayed to May 25, 2018**

**Correction list items**

High grass/weeds:
- (1) Declaration of nuisance. Permitting or allowing weeds, grass or any uncultivated plant to grow in rank profusion or to grow to a height in excess of 12 inches on average upon any property within the corporate limits of the city or to leave weeds, grass or uncultivated plants in excess of 12 inches on average on such premises after they have been cut is hereby declared to be a nuisance.

---

**May 30, 2018**  | Reinspect - Door Hanger | Not Complied - First Notice | Audrey Carroll
June 11, 2018 12:11 PM  
Reinspect - First Notice  
Complied  
Audrey Carroll

06/11/18  
Case Closed  
Audrey Carroll

**Inspections Overview**

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<tr>
<th>ID</th>
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<tbody>
<tr>
<td>16-01512</td>
<td>Jul 13, 2016</td>
<td>Public Nuisance:High Grass &amp; Weeds</td>
<td>749 RIDGEHILL Dr., BUR, TX 76028</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Owner</th>
<th>Legal</th>
</tr>
</thead>
</table>
| D & L INVESTMENTS  
101 NW NEWTON DR  
BURLESON, TX 7602800 | LOT 3 BLK 2 HILLSIDE ADDITION PHASE 4  
Lot 3 Blk 2 Hillside Addition Phase 4 |

**Property Information**

- County
- Parcel Tax ID 126.2666.01500

<table>
<thead>
<tr>
<th>Date and Time</th>
<th>Step</th>
<th>Result</th>
<th>User</th>
</tr>
</thead>
</table>
| July 13, 2016 08:16 AM | Inspect - Initial    | Violation - DH (No Signature)  
Next Step Delayed to Jul 20, 2016 | Joshua Frost |

**Correction list items**

- High grass/weeds-
  - Ch.34 - Environment; Art II. - Public nuisances; Sec. 34-31. - Specific nuisances. (1) Declaration of nuisance. Permitting or allowing weeds, grass or any uncultivated plant to grow in rank profusion or to grow to a height in excess of 12 inches on average upon any property within the corporate limits of the city or to leave weeds, grass or uncultivated plants in excess of 12 inches on average on such premises after they have been cut is hereby declared to be a nuisance. (2) Violation. Any person who owns, occupies or controls any property within the corporate limits of the city commits an offense if said person permits or allows weeds, grass or any uncultivated plant grow in rank profusion or exceed 12 inches in height on such property.

<table>
<thead>
<tr>
<th>Date and Time</th>
<th>Step</th>
<th>Result</th>
<th>User</th>
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<tbody>
<tr>
<td>July 25, 2016 01:52 PM</td>
<td>Reinspect - Door Hanger</td>
<td>Complied</td>
<td>Joshua Frost</td>
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07/25/16  
Case Closed  
Joshua Frost
## Inspections Overview

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<td>17-01327</td>
<td>May 17, 2017</td>
<td>Public Nuisance: High Grass &amp; Weeds</td>
<td>749 RIDGEHILL Dr., BUR 76028</td>
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</table>

### Description
- **D & L INVESTMENTS**  
  101 NW NEWTON DR  
  BURLESON, TX 7602800

### Property Information
- **County**  
- **Parcel Tax ID** 126.2666.01500

### Date and Time
- **May 17, 2017 10:28 AM**  
  **Step** Inspect - Initial
  - **Result** Violation - DH (No Signature)  
  - **Next Step** Delayed to May 24, 2017

### Correction list items
- **High grass/weeds**  
  - **(1) Ch. 34 - Environment; ARTICLE III. - WEEDS AND EXCESSIVE OR WILD GROWTH; Sec. 34-61. - Weeds, grass and uncultivated plants. (b) (1) Declaration of nuisance. Permitting or allowing weeds, grass or any uncultivated plant to grow in rank profusion or to grow to a height in excess of 12 inches on average upon any property within the corporate limits of the city or to leave weeds, grass or uncultivated plants in excess of 12 inches on average on such premises after they have been cut is hereby declared to be a nuisance.**

### May 30, 2017 02:53 PM
- **Step** Reinspect - Door Hanger
- **Result** Complied

### 05/30/17
- **Case Closed**
## Inspections Overview

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<tr>
<td></td>
<td>D &amp; L INVESTMENTS</td>
<td>LOT 3 BLK 2 HILLSIDE ADDITION PHASE 4</td>
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<td>101 NW NEWTON DR</td>
<td>Lot 3 Blk 2 Hillside Addition Phase 4</td>
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### Property Information

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### Notes

View 3 images across

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<tr>
<td>October 27, 2017</td>
<td>Inspect - Initial</td>
<td>No Violation</td>
<td>Joshua Frost</td>
</tr>
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<td>07:48 AM</td>
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11/01/17  Case Closed  Joshua Frost

## Inspections Overview

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<tr>
<td></td>
<td>D &amp; L INVESTMENTS</td>
<td>LOT 3 BLK 2 HILLSIDE ADDITION PHASE 4</td>
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<tr>
<td></td>
<td>329 NW RENFRO ST</td>
<td>Lot 3 Blk 2 Hillside Addition Phase 4</td>
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<td>BURLESON, TX 7.6028e</td>
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### Notes

View 3 images across

<table>
<thead>
<tr>
<th>Date and Time</th>
<th>Step</th>
<th>Result</th>
<th>User</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 28, 2018</td>
<td>Inspect - Initial</td>
<td>Violation - DH (No Signature)</td>
<td>Audrey Carroll</td>
</tr>
<tr>
<td>12:54 PM</td>
<td></td>
<td>Next Step Delayed to Oct 5, 2018</td>
<td></td>
</tr>
</tbody>
</table>

### Correction list items

---
Ch. 34 - Environment; ARTICLE III. - WEEDS AND EXCESSIVE OR WILD GROWTH; Sec. 34-61. - Weeds, grass and uncultivated plants. (b) (1) Declaration of nuisance. Permitting or allowing weeds, grass or any uncultivated plant to grow in rank profusion or to grow to a height in excess of 12 inches on average upon any property within the corporate limits of the city or to leave weeds, grass or uncultivated plants in excess of 12 inches on average on such premises after they have been cut is hereby declared to be a nuisance.

<table>
<thead>
<tr>
<th>October 5, 2018</th>
<th>Reinspect - Door Hanger</th>
<th>Complied</th>
</tr>
</thead>
<tbody>
<tr>
<td>10:03 AM</td>
<td></td>
<td>Audrey Carroll</td>
</tr>
</tbody>
</table>

10/05/18 Case Closed Audrey Carroll
RECORD OF COMMUNICATION

Job #: 201901095

Job Address: Approximately 8.131 acres along Southwest Alsbury Boulevard at Ridgehill Drive, Burleson, Texas 76028

Contact: Dan R Steblay (Owner – 817 300 8382 cell)

Comments:

Phase Engineering Inc., interviewed Mr. Dan R Steblay via telephone on January 30, 2019. Mr. Steblay informed Phase Engineering, Inc. of the following:

- The subject property currently and in the past was undeveloped land.
- The dirt mounds located on the southwest corner were dumped by the City of Burleson. The dirt is from the wash out of projects of the City of Burleson. The dirt will be moved before the sale of subject property.
- No environmental conditions are known to exist in connection with the subject property.
- No ASTs or USTs are currently or in the past were located on the subject property.
- Sanitary waste is not tied to municipal sewer system.
- The water is not tied to municipal water system.
- Environmental assessment documentation or reports are not known to exist in connection with the subject property.
- Associated with the subject property for approximately 18 years.

Date: 01-30-2019

Inspected By: Zahir Jamal
Phase Engineering, Inc.
5524 Cornish Street, Houston, Texas 77007
jamal@phaseengineering.com
832-485-2224
Texas Historical Commission
Archaeological Projects

Areas surveys to locate archaeological sites. Includes project areas, transmission lines and pipelines. Includes projects mapped since 2001.

Archeological Projects - Linear
Archeological Projects - Polygon

Subject Property
100 Foot Area of Interest

---

Texas Historical Commission
Neighborhood Surveys

Point data showing locations of resources located by any of several resources surveys. Most of the locations after older surveys were determined by address geocoding. The locations for some of the more recent surveys were determined by GPS.

Neighborhood Survey
Subject Property
100 Foot Area of Interest

---

Copyright ©2016 Phase Engineering, Inc.

PEI Project No: 201901095
Smalleye Shiner
Notropis buccula
Habitat: Final
Status: Endangered

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Critical habitat is a term defined and used in the Act. It is a specific geographic area(s) that is essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery. An area is designated as "critical habitat".

An area designated as critical habitat is not a refuge or sanctuary for the species. Listed species and their habitat are protected by the Act whether or not they are in an area designated as critical habitat.

Critical Habitat - Final - Linear Features
Critical Habitat - Final - Polygonal Features

Critical Habitat - Proposed - Linear Features
Critical Habitat - Proposed - Polygonal Features

U.S. FWS Threatened & Endangered Species Active Critical Habitats

PEI Project No: 201901095
2017 water Quality Report
**Secondary Constituents**

Many constituents (such as calcium, sodium, or iron) which are often found in drinking water, can cause taste, color, and odor problems. The taste and odor constituents are called secondary constituents and are regulated by the State of Texas, not the EPA. These constituents are not causes for health concern. Therefore, secondaries are not required to be reported in this document but they may greatly affect the appearance and taste of your water.

**ABBREVIATIONS**

- **MFL** - million fibers per liter (a measure of asbestos)
- **mrem** - millirems per year (a measure of radiation absorbed by the body)
- **na** - not applicable
- **NTU** - Nephelometric Turbidity Units
- **pCi/L** - Picocuries per liter (a measure of radioactivity)
- **ppm** - parts per million, or milligrams per liter (mg/L)
- **ppb** - parts per billion, or micrograms per liter (µg/L)
- **ppt** - parts per trillion, or (ng/L)
- **ppq** - parts per quadrillion, or (pg/L)

**DEFINITIONS**

- **Level 1 Assessment** - A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria were found.
- **Level 2 Assessment** - A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why *Escherichia coli* (*E. coli*) maximum contaminant level (MCL) violation has occurred and/or why total coliform bacteria were found on multiple occasions.
- **Maximum Contaminant Level (MCL)** - The highest permissible level of a contaminant in drinking water. MCLs are set as close to the MCLGs as is feasible using the best available treatment technology.
- **Maximum Contaminant Level Goal (MCLG)** - The level of a contaminant in drinking water below which there is no known or expected health risk. MCLGs allow for a margin of safety.
- **Maximum Residual Disinfectant Level (MRDL)** - The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** - The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Treatment Technique (TT)** - A required process intended to reduce the level of a contaminant in drinking water.
- **Action Level (AL)** - The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.
- **Action Level Goal (ALG)**: The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.
- **Minimum Reporting Level (MRL)** - The smallest measured concentration of a substance that can be reliably measured.

**Microorganism testing shows low detections in raw water**

Tarrant Regional Water District monitors the raw water at all intake sites for *Cryptosporidium*, *Giardia Lamblia* and viruses. The source is human and animal fecal waste in the watershed. The 2017 sampling showed low level detections of *Cryptosporidium*, *Giardia Lamblia* and viruses that are common in surface water. *Cryptosporidium* and *Giardia Lamblia* monitoring is done monthly. Virus monitoring is performed four times a year in January, March, July and September. Viruses are treated through disinfection processes. *Cryptosporidium* and *Giardia Lamblia* are removed through disinfection and/or filtration.
## About the Following Table

The table that follows lists all the federally regulated or monitored contaminants which have been found in your drinking water. The U.S. EPA requires water systems to test for up to 97 contaminants.

### Inorganic Contaminants

<table>
<thead>
<tr>
<th>Year or Range</th>
<th>Contaminant</th>
<th>Average Level</th>
<th>Minimum Level</th>
<th>MCL</th>
<th>MCLG</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Barium</td>
<td>0.08</td>
<td>0.06-0.08</td>
<td>2</td>
<td>2</td>
<td>ppm</td>
<td>Discharge of drilling waters; discharge from metal refineries; erosion of natural deposits</td>
</tr>
<tr>
<td>2017</td>
<td>Arsenic</td>
<td>2.0</td>
<td>0-2</td>
<td>10</td>
<td>0</td>
<td>ppb</td>
<td>Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production waste</td>
</tr>
<tr>
<td>2017</td>
<td>Uranium</td>
<td>1.1</td>
<td>0-1.1</td>
<td>30</td>
<td>0</td>
<td>ppb</td>
<td>Erosion of natural deposits</td>
</tr>
<tr>
<td>2017</td>
<td>Fluoride</td>
<td>0.66</td>
<td>0.32-0.66</td>
<td>4</td>
<td>4</td>
<td>ppm</td>
<td>Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories</td>
</tr>
<tr>
<td>2017</td>
<td>Nitrate (Measured as Nitrogen)</td>
<td>0.766</td>
<td>0.13-0.766</td>
<td>10</td>
<td>10</td>
<td>ppm</td>
<td>Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits</td>
</tr>
<tr>
<td>2017</td>
<td>Alpha Particles</td>
<td>2</td>
<td>2-2</td>
<td>15</td>
<td>N/A</td>
<td>pCi/L</td>
<td>Erosion of natural deposits of certain minerals that are radioactive and may emit forms of radiation known as alpha radiation</td>
</tr>
<tr>
<td>2017</td>
<td>Beta Particles &amp; Photon Emitters</td>
<td>5.6</td>
<td>4.4-5.6</td>
<td>50</td>
<td>N/A</td>
<td>pCi/L</td>
<td>Decay of natural and man-made deposits of certain minerals that are radioactive and may emit forms of radiation known as photons and beta radiation</td>
</tr>
<tr>
<td>2017</td>
<td>Chromium (Total)</td>
<td>1.6</td>
<td>0-1.6</td>
<td>100</td>
<td>100</td>
<td>ppb</td>
<td>Discharge from steel and pulp mills, erosion of natural deposits</td>
</tr>
<tr>
<td>2017</td>
<td>Cyanide</td>
<td>57.0</td>
<td>0-57.0</td>
<td>200</td>
<td>200</td>
<td>ppb</td>
<td>Discharge from plastic and fertilizer factories; discharge from steel and metal factories</td>
</tr>
<tr>
<td>2017</td>
<td>Bromate</td>
<td>2</td>
<td>0-13</td>
<td>10</td>
<td>0</td>
<td>ppb</td>
<td>By-product of drinking water disinfection</td>
</tr>
<tr>
<td>2017</td>
<td>Di (2-Ethylhexyl) phthalate</td>
<td>1.2</td>
<td>0-1.2</td>
<td>6</td>
<td>0</td>
<td>ppb</td>
<td>Discharge from rubber and chemical factories</td>
</tr>
<tr>
<td>2017</td>
<td>Combined Radium (226 &amp; –5203.1228)</td>
<td>2.5</td>
<td>N/A</td>
<td>5</td>
<td>0</td>
<td>pCi/L</td>
<td>Erosion of natural deposits</td>
</tr>
<tr>
<td>2017</td>
<td>Atrazine</td>
<td>0.1</td>
<td>0-0.1</td>
<td>3</td>
<td>3</td>
<td>ppb</td>
<td>Runoff from herbicide used on row crops</td>
</tr>
<tr>
<td>2017</td>
<td>Simazine</td>
<td>0.06</td>
<td>0-0.06</td>
<td>4</td>
<td>4</td>
<td>ppb</td>
<td>Herbicide runoff</td>
</tr>
</tbody>
</table>

### Organic Contaminants - TESTING WAIVED, NOT REPORTED, OR NONE DETECTED

#### Maximum Residual Disinfectant Level

EPA considers 50 pCi/L to be a level of concern for beta particles.

<table>
<thead>
<tr>
<th>Year</th>
<th>Contaminant</th>
<th>Average Level</th>
<th>Minimum Level</th>
<th>Maximum Level</th>
<th>MRDL</th>
<th>MRDLG</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Chloramine</td>
<td>2.7</td>
<td>1.10</td>
<td>3.50</td>
<td>4</td>
<td>4</td>
<td>ppm</td>
<td>Disinfectant used to control microbes.</td>
</tr>
</tbody>
</table>

#### Disinfection Byproducts

<table>
<thead>
<tr>
<th>Year</th>
<th>Contaminant</th>
<th>Average Level</th>
<th>Minimum Level</th>
<th>Maximum Level</th>
<th>MCL</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Total Haloacetic Acids</td>
<td>7.36</td>
<td>3.9</td>
<td>13.8</td>
<td>60</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>2017</td>
<td>Total Trihalomethanes</td>
<td>8.46</td>
<td>5.88</td>
<td>11.9</td>
<td>80</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
</tbody>
</table>

## Maximum Residual Disinfectant Level

EPA considers 50 pCi/L to be a level of concern for beta particles.
**Unregulated Initial Distribution System Evaluation for Disinfection By-products - WAIVED OR NOT YET SAMPLED**

Unregulated Contaminants — Unregulated contaminants are those for which EPA has not established drinking water standards. The purpose of unregulated contaminant monitoring is to assist EPA in determining the occurrence of unregulated contaminants in drinking water and whether future regulation is warranted.

Bromofom, chloroform, dichlorobromomethane, and dibromochloromethane are disinfection by-products. There is no maximum contaminant level for these chemicals at the entry point to distribution.

<table>
<thead>
<tr>
<th>Year</th>
<th>Contaminant</th>
<th>Average Level</th>
<th>Minimum Level</th>
<th>Maximum Level</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Chloroform</td>
<td>4.18</td>
<td>2.96</td>
<td>6.83</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>2017</td>
<td>Bromoform</td>
<td>&lt;1.00</td>
<td>&lt;1.00</td>
<td>&lt;1.00</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>2017</td>
<td>Bromochloromethane</td>
<td>2.61</td>
<td>1.81</td>
<td>3.2</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
<tr>
<td>2017</td>
<td>Dibromochloromethane</td>
<td>1.69</td>
<td>1.02</td>
<td>2.24</td>
<td>ppb</td>
<td>By-product of drinking water disinfection.</td>
</tr>
</tbody>
</table>

**Turbidity**

Turbidity has no health effects. However, turbidity can interfere with disinfection and provide a medium for microbial growth. Turbidity may indicate the presence of disease-causing organisms. These organisms include bacteria, viruses and parasites that can cause symptoms such as nausea, cramps, diarrhea and associated headaches.

<table>
<thead>
<tr>
<th>Year</th>
<th>Contaminant</th>
<th>Highest Single Measurement</th>
<th>Lowest Monthly % of Samples Meeting Limits</th>
<th>Turbidity Limits</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Turbidity</td>
<td>0.6</td>
<td>99.8%</td>
<td>N/A</td>
<td>NTU</td>
<td>Soil runoff.</td>
</tr>
</tbody>
</table>

**Lead and Copper (Samples are taken every three years. The next round of sampling will take place in 2019)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Contaminant</th>
<th>The 90th Percentile</th>
<th>Number of Sites</th>
<th>Action Level</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Lead</td>
<td>N/A</td>
<td>0</td>
<td>15</td>
<td>ppb</td>
<td>Corrosion of household plumbing systems; erosion of natural deposits.</td>
</tr>
<tr>
<td>2016</td>
<td>Copper</td>
<td>N/A</td>
<td>0</td>
<td>1.3</td>
<td>ppm</td>
<td>Corrosion of household plumbing systems; erosion of natural deposits; leach-</td>
</tr>
</tbody>
</table>

---

**What you should know about lead in drinking water**

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. We are responsible for providing high quality drinking water, but we cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at http://www.epa.gov/safewater/lead.
### Total Coliforms

<table>
<thead>
<tr>
<th>Year or Range</th>
<th>Contaminant</th>
<th>Level</th>
<th>Minimum Level</th>
<th>Maximum Level</th>
<th>MCL</th>
<th>MCLG</th>
<th>Unit of Measure</th>
<th>Source of Contaminant</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Total Coliforms (including fecal coliform &amp; E. coli)</td>
<td>0</td>
<td>Presence in 5% of monthly samples</td>
<td>0</td>
<td>% of positive</td>
<td>ppm</td>
<td>Coliforms are naturally present in the environment as well as feces; fecal coliforms and E. coli only come from human and animal fecal waste.</td>
<td></td>
</tr>
</tbody>
</table>

### Secondary and Other Constituents Not Regulated (No associated adverse health effects)

<table>
<thead>
<tr>
<th>Year or Range</th>
<th>Contaminant</th>
<th>Minimum Level</th>
<th>Maximum Level</th>
<th>Secondary Limit</th>
<th>Unit of Measure</th>
<th>Source of Constituent</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>Bicarbonate</td>
<td>108</td>
<td>144</td>
<td>NA</td>
<td>ppm</td>
<td>Corrosion of carbonate rocks such as limestone.</td>
</tr>
<tr>
<td>2017</td>
<td>Calcium</td>
<td>37.4</td>
<td>50.6</td>
<td>NA</td>
<td>ppm</td>
<td>Abundant naturally occurring element.</td>
</tr>
<tr>
<td>2017</td>
<td>Chloride</td>
<td>11.6</td>
<td>36.1</td>
<td>300</td>
<td>ppm</td>
<td>Abundant naturally occurring element; used in water purification; by-product of oil field activity.</td>
</tr>
<tr>
<td>2017</td>
<td>Magnesium</td>
<td>2.69</td>
<td>7.78</td>
<td>NA</td>
<td>ppm</td>
<td>Abundant naturally occurring element.</td>
</tr>
<tr>
<td>2017</td>
<td>pH</td>
<td>7.8</td>
<td>8.6</td>
<td>&gt;7.0</td>
<td>units</td>
<td>Measure of corrosivity of water.</td>
</tr>
<tr>
<td>2017</td>
<td>Sulfate</td>
<td>24.8</td>
<td>34.4</td>
<td>300</td>
<td>ppm</td>
<td>Naturally occurring; common industrial by-product; by-product of oil oilfield activity.</td>
</tr>
<tr>
<td>2017</td>
<td>Total Alkalinity as CaCO3</td>
<td>108</td>
<td>145</td>
<td>NA</td>
<td>ppm</td>
<td>Naturally occurring: soluble mineral salts.</td>
</tr>
<tr>
<td>2017</td>
<td>Total Dissolved Solids</td>
<td>116</td>
<td>255</td>
<td>1000</td>
<td>ppm</td>
<td>Total dissolved mineral constituents in water.</td>
</tr>
<tr>
<td>2017</td>
<td>Total Hardness as CaCO3</td>
<td>113</td>
<td>157</td>
<td>NA</td>
<td>ppm</td>
<td>Naturally occurring calcium.</td>
</tr>
<tr>
<td>2017</td>
<td>Total Hardness in Grains</td>
<td>7</td>
<td>9</td>
<td>NA</td>
<td>Grains/Gallon</td>
<td></td>
</tr>
</tbody>
</table>

### Distribution System Water Loss (%)

<table>
<thead>
<tr>
<th>Burleson Water Operations Compared to AWWA Benchmarking Manual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burleson</td>
</tr>
<tr>
<td>----------</td>
</tr>
<tr>
<td>3.9%</td>
</tr>
</tbody>
</table>

### UCMR 3

<table>
<thead>
<tr>
<th>Contaminant</th>
<th>Measure</th>
<th>Range of Detects</th>
<th>2014 Level</th>
<th>MRL</th>
<th>Common Sources of Substance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vanadium</td>
<td>ppb</td>
<td>0.668-1.22</td>
<td>.702</td>
<td>0.2</td>
<td>Naturally-occurring elemental metal; used as vanadium pentoxide which is a chemical intermediate and a catalyst</td>
</tr>
<tr>
<td>Molybdenum</td>
<td>ppb</td>
<td>1.48-1.68</td>
<td>1.56</td>
<td>1</td>
<td>Naturally-occurring element found in ores and present in plants, animals and bacteria; commonly used form molybdenum trioxide used as a chemical reagent</td>
</tr>
<tr>
<td>Strontium</td>
<td>ppb</td>
<td>266-277</td>
<td>271</td>
<td>0.3</td>
<td>Naturally-occurring element; historically, commercial use of strontium has been in the faceplate class of cathode-ray tube televisions to block x-ray emissions</td>
</tr>
</tbody>
</table>

### Fecal Coliform — REPORTED MONTHLY TESTS FOUND NO FECAL COLIFORM BACTERIA.

- **Grains per gallon**
- **Milligrams per liter or parts per million**
- **Classification**

| < 1.0 | < 17.1 | Soft |
| 1.0 - 3.5 | 17.1 - 60 | Slightly Hard |
| 3.5 - 7.0 | 60 - 120 | Moderately Hard |
| 7.0 - 10.5 | 120 - 180 | Hard |
| > 10.5 | > 180 | Very Hard |
The purpose of this map is to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. This map is not intended to determine if a home in a given zone should be tested for radon. Homes with elevated levels of radon have been found in all three zones.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. EPA’s Map of Radon Zones assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential using the five factors to determine radon potential: 1) indoor radon measurements; 2) geology; 3) aerial radioactivity; 4) soil permeability; and 5) foundation type. For more information, refer to Preliminary Geologic Radon Potential Assessment of Texas from USGS Geologic Radon Potential of EPA Region 6, Open-File Report 93-292-F.
Table 4. Residential Radon Measurements by County (continued)

<table>
<thead>
<tr>
<th>County</th>
<th>Mean</th>
<th>Number</th>
<th>&gt;4 pCi/l</th>
<th>&gt;20 pCi/l</th>
<th>Minimum Value</th>
<th>Maximum Value</th>
</tr>
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<td>KING</td>
<td>**</td>
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<td></td>
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</table>
US F&WS National Wetlands Inventory and Riparian Habitats

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information to the public on the extent and status of the Nation's wetlands. These data delineate the areal extent of wetlands and surface waters as defined by Cowardin et al. (1979). Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation, some deepwater reef communities (coral or tuberificid worm reefs), and certain types of "farmed wetlands". Riparian areas are lands that occur along watercourses and water bodies. Typical examples include flood plains and streambanks. They are distinctly different from surrounding lands because of unique soil and vegetation characteristics that are strongly influenced by the presence of water.

### Wetland and Deepwater Habitats
- Freshwater Forested/Shrub Wetland
- Freshwater Emergent Wetland
- Freshwater Pond
- Estuarine and Marine Wetland
- Riverine
- Lake
- Estuarine and Marine Deepwater
- Other Freshwater Wetland

### Riparian Habitats
- Forested/Shrub Riparian
- Herbaceous Riparian
- Other

Source: USF&S, USGS NHL, ESRI

Copyright ©2016 Phase Engineering, Inc.
Enter Classification code: [Blank]  (Example: L1UB1Hx)

Optional: For geographically specific information*, please enter a State code: [Blank]  (Example: TX for Texas)

CLICK HERE TO DECODE

Description for code R4SBC:

R  System RIVERINE: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

4  Subsystem INTERMITTENT: This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.

SB  Class STREAMBED: Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.

C  Water Regime Seasonally Flooded: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Other Modifier(s):
Noise Sources Map

Subject Property  1000 foot radius  3000 foot radius

Note: Property location and boundary are representative only.

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PEI Project No: 201901095
The National Plan of Integrated Airport Systems (NPIAS) identifies existing and proposed airports in Texas that are significant to the national air transportation. The NPIAS contains all commercial service airports, all reliever airports, and selected general aviation airports.

- **Major Airport** - This category includes all civil airports with a minimum of 9,000 emplanements annually.
- **Minor Airport** - Includes all nonprimary public airports which are not considered as a major noise source.

**Airports per NPIAS Report (updated 2017)**

**Airport Noise Map**

- 15 Mile Radius
- Subject Property

**Department of Defense**

- Military Installations, Ranges, and Training Areas

**Military Airfield / Airport / Station**

- Air Force Station
- Airport
- Joint Use Airport
- Military Airfield
- Military Airport
- International Airport
NAL 2 - Southwest Corner of Residential Building
Combined DNL of 61.0 dB

NAL 1 - Benches
Combined DNL of 67.2 dB

Noise Assessment Location (NAL) Map

Note: Property location and boundary are representative only.

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Subject Property
NAL
Noise Sources

PHASE ENGINEERING, INC.
ENVIRONMENTAL CONSULTANTS

PEI Project No: 201901095
DNL Calculator

WARNING: HUD recommends the use of Microsoft Internet Explorer for performing noise calculations. The HUD Noise Calculator has an error when using Google Chrome unless the cache is cleared before each use of the calculator. HUD is aware of the problem and working to fix it in the programming of the calculator.

The Day/Night Noise Level Calculator is an electronic assessment tool that calculates the Day/Night Noise Level (DNL) from roadway and railway traffic. For more information on using the DNL calculator, view the Day/Night Noise Level Calculator Electronic Assessment Tool Overview.

Guidelines

- To display the Road and/or Rail DNL calculator(s), click on the "Add Road Source" and/or "Add Rail Source" button(s) below.
- All Road and Rail input values must be positive non-decimal numbers.
- All Road and/or Rail DNL value(s) must be calculated separately before calculating the Site DNL.
- All checkboxes that apply must be checked for vehicles and trains in the tables' headers.
- Note #1: Tooltips, containing field specific information, have been added in this tool and may be accessed by hovering over all the respective data fields (site identification, roadway and railway assessment, DNL calculation results, roadway and railway input variables) with the mouse.
- Note #2: DNL Calculator assumes roadway data is always entered.

DNL Calculator

<table>
<thead>
<tr>
<th>Site ID</th>
<th>NAL 1 - Benches near Alsbury</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record Date</td>
<td>02/08/2019</td>
</tr>
<tr>
<td>User's Name</td>
<td>LRJ</td>
</tr>
</tbody>
</table>

Road # 1 Name: SW Alsbury Boulevard

Road #1

<table>
<thead>
<tr>
<th>Vehicle Type</th>
<th>Cars</th>
<th>Medium Trucks</th>
<th>Heavy Trucks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Distance</td>
<td>80</td>
<td>80</td>
<td>80</td>
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</table>

Distance to Stop Sign
<table>
<thead>
<tr>
<th>Distance to Stop Sign</th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Average Speed</strong></td>
<td>35</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td><strong>Average Daily Trips (ADT)</strong></td>
<td>20537</td>
<td>509</td>
<td>170</td>
</tr>
<tr>
<td><strong>Night Fraction of ADT</strong></td>
<td>15</td>
<td>15</td>
<td>15</td>
</tr>
<tr>
<td><strong>Road Gradient (%)</strong></td>
<td></td>
<td></td>
<td>0</td>
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<tr>
<td><strong>Vehicle DNL</strong></td>
<td>64.3711</td>
<td>58.3129</td>
<td>62.5688</td>
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</tbody>
</table>

- **Calculate Road #1 DNL**: 67.2223
- **Reset**

<table>
<thead>
<tr>
<th>Add Road Source</th>
<th>Add Rail Source</th>
</tr>
</thead>
</table>

- **Airport Noise Level**: 0
- **Loud Impulse Sounds?**: Yes

- **Combined DNL for all Road and Rail sources**: 67.2223
- **Combined DNL including Airport**: N/A
- **Site DNL with Loud Impulse Sound**: 

**Mitigation Options**

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative**: Cancel the project at this location
- **Other Reasonable Alternatives**: Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (/resource/313/hud-noise-...*)
Construct noise barrier. See the Barrier Performance Module (/programs/environmental-review/bpm-calculator/)

Tools and Guidance

Day/Night Noise Level Assessment Tool User Guide (/resource/3822/day-night-noise-level-assessment-tool-user-guide/)

Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)
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DNL Calculator

<table>
<thead>
<tr>
<th>Site ID</th>
<th>NAL 2 - Southwest corner of residential building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Record Date</td>
<td>02/08/2019</td>
</tr>
<tr>
<td>User's Name</td>
<td>LRJ</td>
</tr>
</tbody>
</table>

| Road # 1 Name: | SW Alsbury Boulevard |

<table>
<thead>
<tr>
<th>Road #1</th>
<th>Cars ✔️</th>
<th>Medium Trucks ✔️</th>
<th>Heavy Trucks ✔️</th>
</tr>
</thead>
<tbody>
<tr>
<td>Effective Distance</td>
<td>208</td>
<td>208</td>
<td>208</td>
</tr>
<tr>
<td>Distance to Stop Sign</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Mitigation Options

If your site DNL is in Excess of 65 decibels, your options are:

- **No Action Alternative:** Cancel the project at this location
- **Other Reasonable Alternatives:** Choose an alternate site
- **Mitigation**
  - Contact your Field or Regional Environmental Officer (/programs/environmental-review/hud-environmental-staff-contacts/)
  - Increase mitigation in the building walls (only effective if no outdoor, noise sensitive areas)
  - Reconfigure the site plan to increase the distance between the noise source and noise-sensitive uses
  - Incorporate natural or man-made barriers. See *The Noise Guidebook* (/resource/313/hud-noise-
Construct noise barrier. See the Barrier Performance Module (/programs/environmental-review/bpm-calculator/)

Tools and Guidance

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Day/Night Noise Level Assessment Tool Flowcharts (/resource/3823/day-night-noise-level-assessment-tool-flowcharts/)
### 201901095: Noise Calculation Data

#### Projected 4% Annual Growth

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<td>35 mph</td>
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<tr>
<td>Gross Total ADT</td>
<td>97%</td>
<td>14333</td>
<td>14906</td>
<td>15503</td>
<td>16123</td>
<td>16768</td>
<td>17438</td>
<td>18136</td>
<td>18861</td>
<td>19616</td>
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<td>21216</td>
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<tr>
<td>Total Cars 35 mph</td>
<td>14429</td>
<td>15006</td>
<td>15607</td>
<td>16231</td>
<td>16880</td>
<td>17555</td>
<td>18258</td>
<td>18988</td>
<td>19748</td>
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<tr>
<td>Total Medium Trucks</td>
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<td>358</td>
<td>372</td>
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<td>402</td>
<td>419</td>
<td>435</td>
<td>453</td>
<td>471</td>
<td>490</td>
<td>509</td>
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</tr>
<tr>
<td>Total Heavy Trucks</td>
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<td>129</td>
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#### Airport

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<th>Distance</th>
<th>Outside Noise Countours</th>
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#### Noise Assement Locations (NAL)

<table>
<thead>
<tr>
<th>Noise Sources</th>
<th>Effective Distance (feet)</th>
<th>10-year DNL</th>
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</thead>
<tbody>
<tr>
<td>NAL #1 - Benches Near Ailsbury</td>
<td>80</td>
<td>67.2</td>
</tr>
<tr>
<td>NAL #2 - Southwest Corner of residential building</td>
<td>208</td>
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</tr>
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</table>

**Noise Sources Effective Distance (feet) 10-year DNL**

**SW Ailsbury Boulevard 80 67.2 208 61 NAL Combined DNL: 67.2 61**

**Criteria**

- **ADT** Average Daily Traffic Count
  - Acceptable: 65 or less
  - Normally Not Acceptable: 66-75
  - Not Acceptable: 75 or greater

- **DNL** Day/Night Noise Level
  - 1 % Percent of Truck Traffic is obtained from the TxDOT Statewide Planning Map
  - 2 Breakdown of Truck Traffic is assumed, 75% Medium Trucks and 25% Heavy Trucks

**Note:** When percentage of truck traffic is not available, the default is 15% Medium Trucks and 5% Heavy Trucks of the total ADT
Explosive and Flammable Facilities
Acceptable Separate Distance (ASD) from Explosive and Flammable Operations

- Subject Property
- ASD for People
- 1/4 Mile Radius

Note: Property location and boundary are representative only.

1:7,207

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Zoning

A - AGRICULTURAL
GR - GENERAL RETAIL
C - COMMERCIAL
CC - CENTRAL COMMERCIAL
I - INDUSTRIAL
PD - PLANNED DEVELOPMENT
NS - NEIGHBORHOOD SERVICE
MHP - MANUFACTURED HOUSING PARK
MH - MANUFACTURED HOUSING DWELLING
2F - TWO-FAMILY DWELLING
MF1 - MULTIPLE FAMILY, DUA < 12
MF2 - MULTIPLE FAMILY, DUA < 20
SF7 - SINGLE FAMILY, LOTS > 7,000 SQ FT, DUA < 4.25
SF7D - SINGLE FAMILY, LOTS > 6,000 SQ FT, DUA < 4.25
SF10 - SINGLE FAMILY, LOTS > 10,000 SQ FT, DUA < 2.8
SF16 - SINGLE FAMILY, LOTS > 16,000 SQ FT, DUA < 2.3
SFA - SINGLE FAMILY ATTACHED
SFE - SINGLE FAMILY ESTATE
SFR - SINGLE FAMILY RURAL
SP - SITE PLAN

Cadastral_Public

Parcel

Streets

Streets

Railroad

City Limits

Burleson

City Limits

County Boundary
Section 6. User Responsibilities

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 all users must provide the following information (if available) to Phase Engineering, Inc. Failure to provide this information could result in a determination that “all appropriate inquiries” is not complete.

1) Environmental liens that are filed or recorded against the property (40 CFR 312.25).
   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? □ Yes □ No

2) Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)).
   Did a search of recorded land title records (or judicial records where appropriate) identify any 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? □ Yes □ No

3) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
   As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? □ Yes □ No

4) Relationship to the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).
   Does the purchase price being paid for this property reasonably reflect the fair market value of the property? □ Yes □ No
   If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property? □ Yes □ No

5) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
   Are you aware of commonly known or reasonably ascertainable information about the property that would help Phase Engineering, Inc. to identify conditions indicative of releases or threatened releases? For example, as user,
   a. Do you know the past uses of the property? □ Yes □ No
   b. Do you know of specific chemicals that are present or once were present at the property? □ Yes □ No
   c. Do you know of spills or other chemical releases that have taken place at the property? □ Yes □ No
   d. Do you know of any environmental cleanups that have taken place at the property? □ Yes □ No

6) The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
   As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property? □ Yes □ No

Comments from Questions 1-6:
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________

Please have the user(s) of the Phase I report answer and return this page with the signed letter of engagement.

Property Address or Description: ________________________________________________________________________________

Print Name: ________________________________ Company: _______________________ Date: ____________

Signature: _________________________________ Relation to property: ______________________
(purchaser, lender, owner, lessee, etc.)
APPENDIX VI

LETTER OF ENGAGEMENT
Phase Engineering, Inc.
Environmental Consultants

Overland Property Group
Sally Roth
5345 West 151st Terr.
Leawood, KS 66224
Phone: (913) 396-6310 Fax: Email: sally@ovpgroup.com

Current Use: Land - Undeveloped - Approximately 8.131 Acres
Address/ Property Location: Along SW Alsbury Boulevard at Ridgehill Drive (Two Parcels)
City: Burleson County: Johnson State: TX Zip: 76028

Perform a Phase I Environmental Site Assessment (ESA) to comply with the ASTM E 1527-13 Standard and §10.305 Subchapter D of the TDHCA 2019 Uniform Multifamily Application, including ASTM Non Scope Considerations: Vapor Encroachment Screening, a Noise Assessment, an opinion for testing of asbestos, lead based paint, and lead in drinking water. The report will be applicable to the attached Agreement for Environmental Professional Services.

- Includes: Electronic version in PDF with findings, opinions, conclusions and recommendations. Originals @ $125.00 each.
- Delivery: Final ESA report approximately 15 business days from signed letter of engagement. Delivery charges may apply, not to exceed $30.00 per delivery, unless client arranges for pick-up at their own expense.
- Terms: Net due prior to receipt of final report.
- $125/hour for additional hours of consulting beyond the scope of work, if required.

If the above terms and attached Agreement for Professional Environmental Consulting Services (General Terms & Conditions) are acceptable, please sign and fax (eFax 281-200-0060) or email (proposals@phaseengineering.com) a copy of this letter to serve as a letter of engagement and notification to proceed. The following information is needed to complete by scheduled delivery date:

1. Current owner of the property and telephone number.
2. Contact name and telephone number.
3. Access to the property, which may include keys or combinations, if applicable.
4. All complete environmental reports.
5. Survey, site plan and legal description. Survey does not have to be new if it reflects the property correctly.
6. Detailed project description and proposed site plan.
7. All entities for which the report will be addressed and invoicing information. If this information is not given to Phase Engineering, Inc. in a legible format, the above named will be identified as user of the report and will be invoiced directly.

Thank you for the opportunity to work with you and your environmental needs. If you have any questions, please call me at (832) 485-2227.

Tracy Watson

Accepted By: ____________________________ Date: 1-20-19
Print Name: _____________________________

5524 Cornish Street Houston, Texas 77007 (713) 476-9844 Fax (713) 476-9797
AGREEMENT FOR PROFESSIONAL ENVIRONMENTAL CONSULTING SERVICES

Section 1 – General Terms and Conditions

1.1 Definitions

“Agreement” means this Agreement for Professional Environmental Consulting Services.

“Party” (or collectively, “Parties”) means PEI and Client, unless expressly stated otherwise in this Agreement.

“PEI” means Phase Engineering, Inc.

“Engagement Letter” the instrument delivered by PEI to the Parties

“Services” has the meaning set forth in Section 1.2 below.

Any capitalized terms not otherwise defined in this Agreement have the meanings given to them under the Engagement Letter.

1.2 Services

The professional environmental consulting services to be provided by PEI for the Client are set forth in the Engagement Letter, and such services, including subsequent services, changed, altered or additional services are hereinafter called the “Services”.

1.3 Standard of Care

PEI shall perform the services under this agreement with that degree of care, skill and diligence generally accepted as typical of the industry in the performance of such services as contemplated by the Agreement at the time and location such services are rendered. PEI shall employ only competent staff and sub-contractors who will be under the supervision of a senior member of PEI’s staff.

1.4 Rights of Entry, Site Information and Utilities

The Client shall provide right of entry for PEI and its subcontractors to carry out the Services, unless specified otherwise in the Engagement Letter. The Client warrants that it has furnished to PEI all information known to, or in possession or control of, the Client relating to the past and existing conditions of the site, including but not limited to soil and geologic data, contaminants, wastes, petroleum products, controlled substances, hazardous materials, and subsurface utilities. The Client shall extend use and reliance of this information to PEI, unless stated otherwise and to the extent permitted by law. Such information shall be and remain confidential as between the Client and PEI and PEI shall not disclose same to any third party unless required by law.

1.5 Safety

1.5.1 PEI maintains a General Health and Safety Plan, a copy of which will be provided to the Client on written request and will fall under Section 1.8 Subsequent Changes of this Agreement unless this service is included in the Engagement Letter.

1.5.2 PEI shall take every precaution reasonable in the circumstances for the protection of the workers providing any of the Services. When required and prior to any field work being carried out, PEI shall provide the Client with a comprehensive site-specific safety plan for providing the Services. Such request must be made in writing by the Client prior to commencement of the Services by PEI and will fall under Section 1.9 Subsequent Changes of this Agreement unless included in the Engagement Letter.

1.6 Investigations and Reports

1.6.1 Findings: The findings of any investigation undertaken as part of the Services will be based upon information generated as a result of the specific scope of the Services as described in the Engagement Letter.

1.6.2 Restoration: The Client accepts that in the normal course of the Services some damage to existing ground or other surface finishes may occur, the restoration of which shall be the responsibility of the client or as specified in the Engagement Letter.

1.6.3 Investigations: The parties acknowledge and accept that unique risks exist whenever engineering or related disciplines are applied to identify environmental conditions and even a comprehensive sampling and testing program may fail to detect certain conditions. Because of the inherent uncertainties in environmental evaluations, changed or unanticipated conditions may occur or become known subsequent to PEI’s investigation that could affect conclusions, recommendations, total Project cost and/or execution. Changes in conditions are subject to amendments to the Scope of Services.

1.6.4 Confidentiality and Reliance: Any Final Report or draft reports and the information contained therein shall be treated as confidential and, unless otherwise agreed to by PEI and the Client, the information, sampling data, analysis, findings, conclusions and recommendations (if any), may be used and relied upon only by the Client, its officers, directors and employees and professional advisors in the performance of their obligations for or on behalf of the Client. Any such use and reliance shall be subject to the limitations set forth in this agreement. In addition, the Client may submit any report to a regulatory authority or lender for the purpose of obtaining financing on a property.

1.6.5 Third Party Reliance: This Agreement and the Services provided are for Consultant and Client’s sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. In the event PEI agrees, in its sole and absolute discretion, to make the Report available to a third party not mentioned in Paragraph 1.6.4, the Third Party shall be required to obtain the original Clients release, sign PEI’s standard Authorized User Agreement (AUA) and pay PEI a fee of not less than $350.00. Any such use shall be subject to the terms, conditions and limitations set forth in this Agreement, the Report and the AUA.

1.7 Ownership of Records/Reports:

All documents or records created or prepared by PEI in the performance of the Services are considered PEI’s professional work product and shall remain the copyright property of PEI, subject to any reasonable disclosure request from the Client as may be necessary and for which reasonable reimbursement for copies is provided.

1.8 Disposal and Samples

1.8.1 Disposal of all wastes generated from the subject property shall be the responsibility of the Client.

1.8.2 PEI shall be responsible for appropriate disposal of sample material and sample residuals after 30 days following submission of the Final Report unless the Client specifically requests otherwise.
1.9 Subsequent Changes
With the consent of PEI, the Client may in writing at any time after the execution of this Agreement or the commencement of the Services delete, extend, increase, vary or otherwise alter the Services. The Parties further agree that such changes shall alter the Services, schedule and/or the costs. Any such changes shall be made in writing with reference to this Agreement, and accepted in writing by both Parties.

1.10 Delays
Neither Party shall be liable or penalized for delays or failure to perform its Services if the same is caused directly or indirectly by circumstances beyond a Party’s reasonable control. The Client shall not hold PEI responsible for damages or delays in performance caused by the Client, acts of God, acts and/or omissions of governmental authorities and regulatory agencies or other events which are beyond the reasonable control of the Parties.

1.11 Payment
1.11.1 The PEI shall invoice the Client in accordance with the provisions set forth in the Engagement Letter. Except as stated in the Engagement Letter, the Client shall pay to PEI at its corporate office each invoice within 30 days of the date of the invoice without holdback. Interest at a rate of 1.5% per month or the maximum rate allowed by law, whichever is lower, may be charged on all overdue amounts.
1.11.2 In the event of a disputed billing, only the disputed portion will be withheld from payment, and the undisputed portion will be paid. The Client shall exercise reasonableness in disputing any bill or portion thereof. No interest will accrue on any disputed portion of the billing until mutually resolved.
1.11.3 If the Client fails to make payment of any sum due hereunder within a reasonable time period, Client acknowledges and agrees that the subject Invoice will be referred to legal collections, and any amount in aggregate less than Ten Thousand Dollars U.S. ($10,000) will be referred to small claims court in Harris County, Texas.

1.12 Suspension or Termination
The Client may at any time by notice in writing to PEI, suspend or terminate the Services or any portion thereof at any stage of the Project. Upon receipt of such written notice by the Client, PEI shall perform no further Services other than those reasonably necessary to close out its Services. In such an event, PEI shall invoice the Client for the portion of the Services completed and shall be entitled to payment in accordance with Section 1.9. Once the Services are completed the Client assumes the risk of Frustration of Purpose.

1.13 Insurance
1.13.1 PEI agrees to carry and maintain the following minimum insurance coverages for the term of this Agreement:
- Worker’s Compensation Insurance: Statutory requirement amounts
- Commercial General Liability: $1,000,000 per occurrence
- Automobile Liability Insurance: $1,000,000 per occurrence for both owned and non-owned vehicles
- Professional Liability and Contractors Professional Insurance: $1,000,000 per occurrence
1.13.2 PEI’s current Certificate of Insurance is provided with the Engagement Letter. If the Client requests to be named as a certificate holder, this request must be made in writing to PEI prior to commencement of the Services.
1.13.3 PEI will renew the Professional Liability Insurance at or above the minimum coverage for period of two (2) years after completion of the Services.
1.13.4 If the Client requests that PEI increase the amount of insurance coverage or obtain other special insurance for the Project, PEI shall endeavor forthwith to obtain such increased or special insurance at the Client's expense.
1.13.5 Each of PEI and Client waive all claims, losses, damages and rights of recovery against each other to extent of the limits of coverage under any commercial general liability or property insurance policy actually obtained by a Party to this Agreement (or, in the case of PEI, to the extent obtained or required to be obtained by PEI under this Agreement). In addition, each Party shall exercise commercially reasonable efforts to cause to waive subrogation under its commercial general liability and property insurance policies and provide any necessary endorsements thereto.

1.14 Indemnity/Statute of Limitations.
Each of PEI and Client shall indemnify and hold harmless the other and their respective agents, employees, successors and assigns from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of PEI and Client, the Parties shall bear liability in proportion to its own negligence under comparative fault principles. Neither Party shall have a duty to defend the other Party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of PEI's Services or this Agreement, regardless of cause or the theory of liability, including negligence, indemnity or other recovery, shall be deemed to have accrued and the applicable statute of limitations shall commence to run no later than the date of PEI’s substantial completion of Services on the Project.

1.15 Limitation of Liability.
1.15.1 Notwithstanding any other provisions contained herein, it is understood and agreed that PEI’s liability to the Client for all claims arising out of this Agreement, or in any way relating to the Services, will be limited to direct damages and/or to the specific performance of any Services not meeting the Standard of Care set forth herein and such liability will, in the aggregate, not exceed the sum of the coverages shown on PEI’s Certificate of Insurance in effect at the time of the claim.
1.15.2 No claim may be brought against PEI more than Two (2) years after the Services were completed under this Agreement, or as negotiated between PEI and the Client.
1.15.3. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF PEI (AND ITS DIRECTORS, EMPLOYEES, AGENTS AND AFFILIATES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF $50,000 OR PEI'S FEE FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF PEI'S SERVICES OR THIS AGREEMENT. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE OR THE THEORY OF LIABILITY, INCLUDING NIGELIGENCE, INDEMNITY, OR OTHER RECOVERY; PROVIDED, HOWEVER, THAT THIS LIMITATION SHALL NOT APPLY TO THE EXTENT OF ANY AVAILABLE COVERAGE UNDER PEI'S COMMERCIAL GENERAL LIABILITY POLICY.

1.16 Consequential Damages.
EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE, LOSS OF USE OR OPPORTUNITY, LOSS OF GOOD WILL, COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES, COST OF CAPITAL, OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.

1.17 Regulatory Reporting Requirements
Client recognizes that hazardous substances or contaminants may be discovered at the subject property in the course of provision of the Services by PEI under conditions that may be reportable to Federal or State environmental regulatory agencies. The “duty to report” is ultimately the responsibility of the landowner unless the condition represents an acute threat to human health or the environment. PEI will notify the Client of any such reportable condition. The Client will notify the Landowner, or under mutual agreement, authorize PEI to perform such notification to the landowner.

Section 2 – MISCELLANEOUS PROVISIONS

2.1 Notices:
All notices under this Agreement shall be in writing. It shall be sufficient in all respects if the Notice is delivered by hand, sent by any electronic means, including email or facsimile transmission, with confirmation (“Transmission”) during normal business hours, or sent by registered mail, postage prepaid, addressed to the Parties shown on the Engagement Letter or to such other address as either Party shall designate by written notice to the other Party. Any notice so given shall be deemed to have been given and to have been received on the day of delivery, if so delivered, on the third Business Day (excluding each day during which there exists any interruption of postal services due to strike, lockout or other cause) following the mailing thereof, if so mailed, and on the day that notice was sent by Transmission, provided such day is a Business Day (a Business Day being any day of the week save and except for Saturday and Sunday) and if not, on the first Business Day thereafter.

2.2 Entire Agreement, Modifications, Headings, Severability:
The Parties acknowledge that this Agreement and the Engagement Letter constitutes the entire agreement between them and supersedes all prior representations, warranties, agreements, and understandings, oral or written, between the Parties with respect to its subject matter. Unless stated otherwise in this Agreement, this Agreement may not be modified except in writing signed by both Parties. The headings to this Agreement are for convenience and reference purposes only and shall not constitute a part of the Agreement. If any element of this Agreement is later held to violate the law or a regulation, it shall be deemed void, and all remaining provisions shall continue in force.

2.3 Effect:
This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns provided that it may not be assigned by either Party without the consent of the other, which consent shall not be unreasonably withheld.

2.4 Survival:
All representations and obligations (including without limitation the mutual obligations of indemnification) shall survive the termination of this Agreement and expire five (5) years from the date of completion of Services.

2.5 Waiver of Rights:
Any waiver of, or consent to depart from, the requirements of any provision of this Agreement shall be effective only if made in writing and signed by the Party granting such waiver or consent, and is valid only in the specific instance and for the specific purpose for which it has been granted. No failure on the part of any Party to exercise, and no delay in exercising, any right under this Agreement shall operate as a waiver of such right. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

2.6 Applicable Law:
This Agreement shall be governed by, and interpreted and enforced in accordance with, the laws in the State of Texas and the laws of The United States of America, as applicable.

2.7 Dispute Resolution:
Excepting Section 1.11 for the purpose of this Agreement, any disagreement arising between the Parties to this Agreement with reference to the interpretation of this Agreement or any matter arising hereunder and upon which the Parties cannot agree shall be referred to mediation. Reference to mediation shall be to a single mediator and in accordance with the laws of mediation in the State of Texas. The costs of the mediator shall be shared equally by the Parties on an interim basis as may be necessary provided however that the mediator shall have the discretion to award costs of the proceeding, including costs of the mediator. The venue for such mediation is agreed to be Harris County, Texas.

2.8 Contract Documents:
The Contract Documents consist of the documents listed. If there is a conflict with the Contract Documents, the conflicting terms will be governed in the order of priority set forth as follows: 1. Agreement 2. Engagement Letter
APPENDIX VII

STATEMENT OF QUALIFICATIONS
It is our goal to provide quality Environmental Site Assessments and Related Professional Services at a fair price within the clients’ required delivery date.

Since 1993 our in-house licensed and certified Environmental Professionals team continues to provide consistent quality, detailed attention to our client’s requests, and full service environmental reports which set Phase Engineering, Inc. apart. Phase Engineering, Inc. has provided over 20,000 nationwide professional quality and timely Environmental Assessments and Property Condition Assessments for the private and public commercial real estate industries.

Whether you are a lender, a broker, an attorney, a buyer/seller, a property manager, a developer, or a property owner; Phase Engineering has the right service at the right price point for you. We work diligently to meet our clients timing and unique requirements. As any qualified Environmental Consultant knows, Environmental Site Assessments are not created equal. Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client’s interest. Please check out our “Dare to Compare” website page for more information on how you can qualify your environmental vendors.

We pride ourselves in keeping current our licenses and certifications to give the client a more informed and educated solution. The following are among our company’s licenses and certifications:

- Professional Engineering Firm
- Professional Geoscientist Firm
- Licensed Asbestos Consultant Agency
- Licensed Mold Assessment Company
- Certified Lead Firm
- Leaking Petroleum Storage Tank (LPST) Corrective Action Specialist (CAS)
- Wetlands United States Army Corp of Engineers Delineation Course Certified
- Storm Water & Pollution Prevention Certified Preparer of SWPPP (CPSWPPP) and (CCIS)
- Radon

www.PhaseEngineering.com
Professional Services

The professional licensed and technical staff at Phase Engineering, Inc. are annually involved nationwide in over 1000 environmental site assessments, Property Condition Assessments and related services. Our professional services include all aspects of the environmental due diligence for all types of commercial real estate clients. Phase Engineering is qualified to ensure your reports are done to the highest standards and regulations to help to protect the client’s interest. Phase Engineering, Inc. provides a full range of professional environmental services for the real estate transaction business world as listed below:

Environmental Site Assessments

- Phase I Environmental Site Assessments include site assessments prepared to: EPA “All Appropriate Inquiries” (AAI) rule, Phase I Environmental Site Assessments as per ASTM Standard E 1527, Small Business Administration (SBA) SOP 50 10 5, etc.
- Client specific requirements such as Fannie Mae, FDIC, Freddie Mac, HUD, DHCA, NEPA, USDA, FDIC, TDHCA, Oil & Gas, etc.
- Transaction Screens per ASTM Standard E 1528
- Wetlands Determination, Delineations, Mitigation Plans, and Permitting
- Endangered Species Reviews
- Record Search with Risk Assessment Reports
- Desktop Reviews
- Environmental Data Services
- Prior Environmental Report Reviews (Third Party Reviews)

Phase II Environmental Site Assessments / Consulting

- Phase II Environmental Site Assessments are specific to the nature of the project. A typical example is an investigation of an underground storage tank site. This requires sampling of soil and groundwater.
- Leaking Petroleum Storage Tank Corrective Action Project Management (CAPM) and Corrective Action Specialist (CAS) Services
- Voluntary Cleanup Program (VCP) (TCEQ) and (RRC) Consulting
- Innocent Owner Program (IOP) Consulting
- Resource Conservation and Recovery Act (RCRA) Corrective Action Site Project Management
- Dry Cleaning Remediation Program Consulting Services
- Vapor Assessments
- Municipal Settings Designation (MSD) Services
- Brownfields Site Assessment and Advisory Services
- Operation Cleanup Program (RRC) Consulting Services
Professional Services (continued)

- Oil & Gas Due Diligence
- Underground Injection and Control (UIC) Permits and Registrations for Remediation Applications
- Remediation Feasibility, Design, and Implementation
- Monitoring and Post-Closure Care
- Groundwater Monitoring
- Prior Environmental Report Reviews
- RCRA Corrective Action Site Project Management
- Litigation Support

Waste Management and Compliance

- Industrial and Hazardous Waste Registration, Permitting, and Reporting
- Waste Management Unit Closures

Building and Facilities Assessments

- Property Condition Assessments per ASTM E 2018
- Asbestos Inspections, Management & Consulting
- Lead Based Paint and Lead in Water Inspections, Risk Assessments & Consulting
- Mold Assessments & Consulting
- Indoor Air Quality Assessments
- Storm Water Pollution Prevention (SWPPP) Plans, Audits & Inspections
- Spill Prevention, Control and Counter measure (SPCC) Plans
- Client Specific Compliance Services
Professional Services (continued)

National Environmental Policy Act (NEPA)

- Categorical Exclusions
- Environmental Assessments
- Housing and Urban Development (HUD) 24 CFR Part 58 Reviews (CDBG, HOME, NSP, Disaster Recovery, Public Housing Programs, etc.)
- Part 50 compliance – HUD Form 4128 Environmental Review Checklist
- USDA Rural Development Environmental Reviews per 7 CFR Part 1970 policies and procedures
- Federal Communications Commission (FCC) NEPA compliance for communication or transmission towers and facilities
- TxDOT NEPA compliance
- Section 106 Historic Preservation
- Noise Surveys and Mitigation
- Explosive Hazards Assessments
- Wetland Delineation and Mitigation
- HUD’s 8-Step Decision-Making Process for Developing in a Floodplain or Wetland (24 CFR Part 55)
- Environmental Justice Assessments
Licenses & Certifications

Phase Engineering, Inc. and the staff at Phase Engineering, Inc. are licensed and certified in all related areas to give the client a more informed and educated solution.

Registered Professional Engineering Firm

Licensed Professional Geoscientist Firm

Asbestos
- Consultant Agency
- Consultant
- Project Designer
- Management Planner
- Air Monitoring
- Inspector

Indoor Air Quality
- Mold Assessment Company
- Mold Assessment Consultant
- Mold Assessment Technician

Lead
- Lead Firm
- Risk Assessor
- Inspector

Storage Tanks
- Corrective Action Specialist (CAS)
- LPST Corrective Action Manager (CAPM)

Wetlands
- United States Army Corp of Engineers Delineation Course Certified

Storm Water & Pollution Prevention
- Certified Preparer of SWPPP (CPSWPPP) and (CCIS)

Radon
- Residential Radon Measurement Provider
Recognized Associations

Keeping with the latest rules and regulations in the environmental field, Phase Engineering, Inc. and its staff are dedicated to current standards and legal issues by being involved with several professional associations:

- ASTM Committee Environmental Site Assessments for Commercial Real Estate Transactions & ASTM Phase II Task Force
- ASTM Teaching Staff - Phase I & Phase II Environmental Site Assessments
- Risk Management Association Board (RMA)
- Society of Wetland Scientists (SWS)
- Certified Commercial Investment Member (CCIM)
- Commercial Real Estate Women (CREW)
- Environmental Bankers Association (EBA)
- Houston Geological Society (HGS)
- Association of Commercial Real Estate Professionals (ACRP)
- Commercial Real Estate Network (CREN)
- Society of Industrial and Office Realtors (SIOR)
- Institute of Real Estate Management (IREM)
- Urban Land Institute (ULI)
- National Association of Government Guaranteed Lenders (NAGGL)
- Houston Association of Government Guaranteed Lenders (HAGGL)
- North Texas Association of Government Guaranteed Lenders (NTAGGL)
- Central Texas Association of Government Guaranteed Lenders (CTAGGL)
- El Paso Texas Association of Government Guaranteed Lenders (EPAGGL)
- Texas Bankers Association (TBA)
- Independent Bankers Association of Texas (IBAT)
- National Registry of Environmental Professionals (NREP)
- Texas Association of Environmental Professionals (TAEP)
- Commercial Real Estate Association of Montgomery County (CREAM)
- Houston Realty Business Coalition (HRBC)
- Texas Affiliation Of Affordable Housing Providers (TAAHP)
- ASTM Committee D18 on Soil and Rock, Subcommittee on Geospatial Technology
- Geological Association of America (GSA), South-Central Section, Environmental & Engineering Geology Division
- Houston Geological Society (HGS), Environmental and Engineering Group
- Urban and Regional Information Systems Association (URISA)
Recognized Associations (continued)

- Texas Association of Environmental Professionals (TAEP)
- Texas Association Professional Geoscientists (TAPG)
- Texas Board of Professional Geoscientists (TBPG)
- American Institute of Professional Geologists (AIPG), Texas Section, AIPG District IV – Southeast Texas
Online Proposal Request

Our online proposal request system is designed with you in mind to streamline the proposal request process in order to efficiently and quickly get your proposal to you when submitted online by you.

Your success is our success, and this online process helps expedite getting your project underway and completed on time.

Proposal requests may be submitted online at www.PhaseEngineering.com.

1. Begin at our website at www.PhaseEngineering.com to set up your own account.

2. At the bottom of the homepage, there is a section called "Request for Proposal". Below this heading (and below the log in username/password), you will see a link to create a "New user? Create an account here".

3. When you click on the link, your browser will take you to a new login page. On this page, you will see a section called "New Users".

4. Create your own username (preferably something that you will remember like your name [i.e. first initial and last name]) and your own password and insert your contact information.

5. Finally, click "Create Account".

Your account should be created, and you can go back to our homepage and order a proposal.

If you have any questions or comments, please contact Diana Hedrick at Diana@PhaseEngineering.com or Melanie Edmundson at Melanie@PhaseEngineering.com.

Phase Engineering’s quoted delivery for completed Phase I Environmental Site Assessments is approximately two weeks. Phase Engineering, Inc. does realize that there are circumstances when the client needs results faster and will work to accommodate. Rush reports can be prepared in approximately one week with an added rush fee (rush delivery may result in data gaps due to time constraints).

All pricing and delivery of services is generally on a site specific basis depending on the scope of the assignment with the clients required guidelines.

Pricing differentials may apply for large acreage or difficult properties.

www.PhaseEngineering.com
**CERTIFICATE OF LIABILITY INSURANCE**

**DATE (MM/DD/YYYY):** 6/15/2018

---

**PRODUCER**
BancorpSouth Insurance Services, Inc.
3355 W Alabama Street
Ste 850
Houston TX 77098

**INSURED**
Phase Engineering, Inc
5524 Cornish Street
Houston TX 77007

---

**COVERAGES**

<table>
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<tr>
<th>INSURER A</th>
<th>INSURER B</th>
<th>INSURER C</th>
<th>INSURER D</th>
<th>INSURER E</th>
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**CONTACT**
Linda Terry, CIC, CISR, ACSR
linda.terry@bxsi.com

---

**Certification**

- This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder.

- Important: If the certificate holder is an additional insured, the policy(ies) must have additional insured provisions or be endorsed. If subrogation is waived, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

---

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

---

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES**

(ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General liability policy includes a blanket additional insured endorsement when required by written contract but only with respect to liability arising out of a named insured’s work for additional insured including Products/Completed Operations coverage and in no way will the additional insured status exceed the limits, terms or conditions of the policy. Primary & Non-Contributory wording is included when required by written contract, but only with respect to coverage provided by this policy.

Auto liability policy includes certificate holder as an additional insured when required by written contract but only with respect to the legal responsibility for acts or omissions of a person for whom liability coverage is afforded under this policy but in no event shall such coverage exceed the limits, terms or conditions of the policy. See Attached...

---

**CERTIFICATE HOLDER**

Proof of Coverage

---

**AUTHORIZED REPRESENTATIVE**

[Signature]

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THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: 25     FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

General Liability, Pollution Liability and Auto Liability policies include waiver of subrogation in favor of certificate holder when required by written contract but in no event shall such coverage exceed the limits, terms or conditions of the policy.

General Liability, Professional Liability and Contractor's Pollution coverage is in a combined policy which carries a $5,000,000 Total Policy Aggregate limit.

Professional Liability and Contractor's Pollution policy includes a blanket additional insured endorsement when required by written contract but only with respect to liability arising out of a named insured's work for additional insured including and in no way will the additional insured status exceed the limits, terms or conditions of the policy.

30 Day Notice of Cancellation is provided when required by written contract except in the event of cancellation for Non-Payment of Premium under the Auto policy.

All coverages shown are subject to the Terms, Conditions and Exclusions of the policies.
## COVERAGES CERTIFICATE NUMBER: 1975325 REVISION NUMBER:

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERNS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

### PRODUCER
Aon Risk Services, Inc of Florida
1001 Brickell Bay Drive, Suite #1100
Miami, FL 33131-4937

### CONTACT NAME:
Aon Risk Services, Inc of Florida

### PHONE:
(AC, No, Ext): 800-743-8130

### FAX:
(AC, No): 800-522-7514

### EMAIL ADDRESS:
ADP.COI.Center@aon.com

### INSURER(S) AFFORDING COVERAGE NAIC #

### INSURED
ADP TotalSource FL XIX, Inc.
10200 Sunset Drive
Miami, FL 33173

### ALTERNATE EMPLOYER
Phase Engineering Inc
5524 Cornish Street
Houston, TX 77007

### INSURER A:
New Hampshire Ins Co
23841

### INSURER B:

### INSURER C:

### INSURER D:

### INSURER E:

### INSURER F:

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### WORKERS COMPENSATION AND EMPLOYEES’ LIABILITY

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### DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

All worksite employees working for PHASE ENGINEERING INC, paid under ADP TOTALSOURCE, INC.’s payroll, are covered under the above stated policy. PHASE ENGINEERING INC is an alternate employer under this policy.

### CERTIFICATE HOLDER CANCELLATION

**SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.**

**AUTHORIZED REPRESENTATIVE**

Aon Risk Services, Inc of Florida

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Janis Franklin, PG
Environmental Program Manager/Due Diligence Services

Professional Experience
Ms. Franklin is a Professional Geoscientist and Senior Project Manager for Phase Engineering, Inc. Over the last 25 years, she has conducted and/or managed over 12,000 Phase I Environmental Site Assessment (ESAs), 1,200 Phase II ESAs, over 200 petroleum storage tank (PST)/leaking petroleum storage tank (LPST) related projects and over 50 projects under regulatory oversight in multiple programs including the Superfund, Voluntary Cleanup Program (VCP) and Petroleum Storage Tank (PST) Program.

Licenses/Certifications
- Asbestos Inspector (Texas), License #603137
- Lead Inspector (Texas), #206233
- Corrective Action Project Manager CAPM #01209
- 40-Hour OSHA (HAZWOPER)
- Professional Geologist (Tennessee), License #TN4132
- Professional Geologist (Texas), License #1254

Education
- B.S. Geology, Austin Peay State University, Clarksville, TN
- M.S. Environmental Management, University of Houston, Clear Lake

Select Project Experience
**University of Houston, Houston, TX:** Performed subsurface investigations at several University owned properties that had underground storage tanks (USTs). For facilities where the USTs were determined to be leaking, performed investigations to determine the extent of affected soil and/or groundwater. Designed and implemented risk-based assessment plans. Prepared reimbursement packages and related documentation for submittal to the Texas Commission of Environmental Quality (TCEQ).

**City of Houston:** Involved in the implementation of city-wide investigation and corrective action for the City of Houston UST Program. Performed investigations at fire station and vehicle maintenance facilities at several sites throughout the city. Successfully prepared and presented risk-based assessment plans to the TCEQ.

**WEF Ltd.:** Performed Phase II site remediation which included geoprobe boring installations, soil and groundwater sampling for analysis, and soil bioremediation to reduce total petroleum hydrocarbon (TPH) contamination.

**TCEQ, South:** Involved in the implementation of Site Assessment Program tasks through approved work plans submitted to the Superfund, PST and VCP Divisions. Performed investigations at over 50 sites throughout south Texas.

**Texas Parks and Wildlife, La Porte, TX:** Managed a Scope of Work that included wastewater treatment plant sludge, soil and decontamination confirmation wipe sampling for analysis. Coordinated the decontamination and waste disposal activities.

**Suiza Foods, Southwest:** Developed stormwater pollution prevention plan for dairies in Louisiana and Texas. Prepared Notice of Intent (NOI) permits for the discharge of stormwater and submitted to the Louisiana Department of Environmental Quality (LDEQ) and/or Environmental Protection Agency (EPA). In addition, developed Storm
Water Pollution Protection Plans (SWPPP) and Spill Prevention, Control and Countermeasure (SPCC) plan protocols for use at all Suiza dairies.

**United States Postal Service, Nationwide:** Scope of Work included NEPA Environmental Assessments of properties in accordance with expansion and/or new construction requirements. Additional investigation and remediation work was authorized for properties with suspected environmental impairment.
Tracy Watson  
Environmental Professional / Special Projects Manager

Professional Experience

Ms. Watson is the Special Projects Manager for Phase Engineering, Inc. Over the last 16 years, her professional experience has included quality control, analytical chemistry, and environmental science. Ms. Watson has completed numerous Phase I and II Environmental Site Assessments (ESAs) and NEPA Environmental Reviews for commercial, residential, and municipal properties. She has developed a reputation among several state agencies including the Texas General Land Office (GLO) and the Texas Department of Housing and Community Affairs (TDHCA) as a consultant capable of identifying solutions to complicated issues related to Environmental Reviews. In addition, Ms. Watson performs wetland determination and delineation assessments throughout the state of Texas.

Licenses/Certifications

- Asbestos Inspector (Texas), License #603452
- TCEQ Licensed Water Operator, License #WO0029615
- Radon Residential Measurement Provider, NRPP ID #109320 RT
- USACOE Certified Wetland Delineator, Received April 2014
- 40-Hour OSHA (HAZWOPER) and 8 Hour Annual Refreshers

Education

- BS Chemistry & Biology, University of Mary-Hardin Baylor, Belton, Texas
- USACOE Atlantic and Gulf Coast Regional Wetland Supplement Training (2015)
- USACOE Wetland Permitting Training (2015)

Select Project Experience

Wetlands: Ms. Watson completed an Environmental Review which included a Wetlands & Jurisdictional Waters of the US Determination Report for a proposed multi-family residential complex in Orange, Texas. She characterized vegetation communities on the Site and identified 79,366 square feet of wetlands as defined by the US Army Corps of Engineers. Survey results allowed project architect to modify design plans to entirely avoid any impacts to on-site wetlands, thus a USACOE Permit was not required.

COSA CIMS: From 2009-2012, Ms. Watson was the project manager of a City of San Antonio Capital Improvement Management Systems (CIMS) drainage project along Zarzamora Creek titled Culebra 58F Phase IIA&B. The project scope included Phase I and II ESAs with surface and subsurface sampling by trenching to evaluate the extent of substantial dumping within the project area. She also provided the environmental oversight for the project on behalf of CIMS during the construction phase.

COSA GMA: From 2013-2014, Ms. Watson was the Program Manager for the On-Call Professional Environmental NEPA Services contract with the City of San Antonio Division of Grants Monitoring and Administration (GMA). She is responsible for the coordination and completion of many Environmental Reviews required in the various HUD-funded programs supported by GMA.

GLO Disaster Recovery, Mixed-Use Housing in City of Houston: Completed Phase I and II ESAs for a proposed mixed-use housing development in Houston which will be funded by a Disaster Recovery Grant through the GLO. Due to on-going environmental cleanup needs, the project entered into the Voluntary Cleanup Program (VCP) with the TCEQ.
Ms. Watson directed the mitigation needs of the project which lead to environmental clearance and funding for the new development.

**Cellular Wi-Fi NEPA Compliance.** In 2011 and 2012, Ms. Watson managed the completion of approximately 1,000 desktop NEPA compliance reviews of existing buildings proposed for the installation or upgrades of Wi-Fi antennas for a major telecommunication company. The buildings were located nationwide and included hotels, hospitals, McDonald's restaurants, and retail stores.
Thomas Buechele
Staff Environmental Scientist

Professional Experience
Mr. Buechele is a technical writer and staff environmental scientist for Phase Engineering, Inc. Over the last 3 years, he has co-written, conducted research for and performed quality control on over 3,000 Phase I Environmental Site Assessment (ESAs). Mr. Buechele is experienced in fulfilling both scope and non-scope requirements for standard ESAs as well as those for the Texas Department of Housing and Community Affairs (TDHCA). In his work, Mr. Buechele has also researched numerous Phase II ESAs and petroleum storage tank (PST) / leaking petroleum storage tank (LPST) projects.

Licenses/Certifications
- 24-Hour OSHA (HAZWOPER)

Education
- B.S. Bioenvironmental Science, Texas A&M University, College Station, TX
Zahir Jamal
Senior Staff Environmental Scientist

Professional Experience
Mr. Zahir Jamal is a Professional Environmental Project Manager for Phase Engineering, Inc. Over the last 20 years, he has conducted and/or managed over 10,000 Phase I Environmental Site Assessment (ESAs) and Phase II Environmental Site Assessment (ESAs)

Licenses/Certifications
• 40-Hour OSHA (HAZWOPER)

Education
• B.E. (Bachelor of Engineering) N E D University, Karachi, Pakistan
• M.S. Environmental Engineer, University of Windsor, Windsor, Canada

Select Project Experience
City of Houston, Houston, TX: Performed subsurface investigations at several City of Houston owned properties that had underground storage tanks (USTs). For facilities where the USTs were determined to be leaking, performed investigations to determine the extent of affected soil and/or groundwater.

Performed Phase II site remediation which included geoprobe boring installations, soil and groundwater sampling for analysis, and soil bioremediation to reduce total petroleum hydrocarbon (TPH) contamination.

Private and Industrial Clients: Performed several Phase I Environmental Site Assessment (ESAs) involving field investigations and report writing.
Lindsey Johnson  
Staff Environmental Scientist/Geologist

Professional Experience

Ms. Johnson is a Staff Environmental Scientist/Geologist at Phase Engineering gathering research data for Phase 1 Environmental Site Assessments, Record Search with Risk Assessment Reports, and Environmental Data Risk Reviews. Ms. Johnson started at Phase in October 2018 and, in that time, has gained experience creating inquiries for Public Information Requests to public entities, searching historical street directories, and creating physical setting, topographic, and aerial imagery maps using ArcGIS. Her experience also includes Phase I and II site assessments and various aspects of project management.

Licenses/Certifications/Training

- 40-Hour OSHA HAZWOPER and 8-Hour refresher courses (29 CFR 1910.120)
- USACOE Wetlands Delineation Training (2016)

Education

- B.S. Geology, Louisiana State University, Baton Rouge, LA (2006)
- M.S. Geology, Louisiana State University, Baton Rouge, LA (2010)
APPENDIX VIII

REFERENCE SOURCES
REFERENCE SOURCES

- Site Sketch Maps: http://services.arcgisonline.com/arcgis/services.
- The Railroad Commission of Texas, Geographic Information System – Oil and Gas Well Digital Data Acquisition. Oil and gas well data and pipeline data were obtained from public records at the Railroad Commission of Texas (the Commission). http://www.rrc.state.tx.us.
- Certified Sanborn Map Report from Environmental Data Resources, Inc., 440 Wheelers Farms Road, Milford, Connecticut 06461
- AAI Environmental Data, 5524 Cornish Street, Houston, Texas 77007, http://aaidata.com/
- Texas Commission on Environmental Quality (TCEQ) Central Registry Database Search http://www12.tceq.state.tx.us/crpub/.
- EPA Enforcement & Compliance History Online (ECHO) http://www.epa-echo.gov/echo