

# STC

Environmental Services Inc.  
Environmental Scientists and Engineers

4754 RESEARCH DRIVE SAN ANTONIO, TEXAS 78240 Office (210) 696-6286 / FAX (210) 696-8761 email: stcenv@artglobal.net

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
185 ACRE TRACT  
GROSENBACHER ROAD  
BEXAR COUNTY, TEXAS 78245**

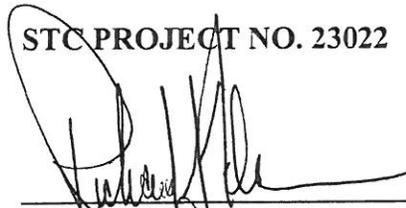
**REPORT PREPARED FOR:**

**Mr. Chesley Swann  
c/o Overby & Descamps Engineers  
11815 Warfield  
San Antonio, Texas 78216**

**REPORT PREPARED BY:**

**STC ENVIRONMENTAL SERVICES, INC.**

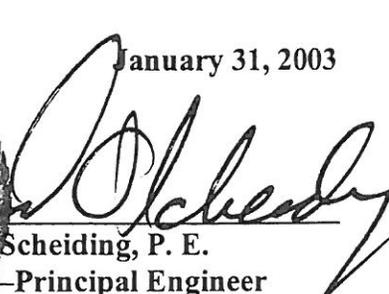
STC PROJECT NO. 23022



**Richard S. Klamm  
Senior Geologist**



January 31, 2003



**David O. Scheiding, P. E.  
President-Principal Engineer**

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## 1.0 EXECUTIVE SUMMARY

In accordance with a verbal request from Mr. Ed Descamps with Overby Descamps Engineers on January 9, 2002, we have completed a Phase I Environmental Site Assessment (ESA) of a 185 acre tract on Grosenbacher Road. This vacant tract of land is located north of the intersection of Grosenbacher Road and Highway 90 West in Bexar County, Texas 78245. A majority of the subject site is not within the 100 or 500 year floodplain. However, a small portion of the tract is indicated to be within an area where base flood elevations have not been determined. This area corresponds to an unnamed tributary of Potranco Creek, which crosses this portion of the subject site.

The subject site consists of approximately 185 acres of land that is currently vacant and covered with native trees and grasses. Carl R. Olson and James D. Stewart are the current owners of the subject site. Previous owners of the land have been various individuals. The historical review indicated that a majority of the subject site has been undeveloped since prior to 1939. An area of approximately 48 acres appears to have been used for agricultural purposes since prior to 1939. It should be noted that because of extended agricultural use this area of the subject site might have metals content in the soil higher than naturally occurring levels as well as, other chemicals associated with pesticides and herbicides. While this condition is not considered a recognized environmental condition or de minimis condition as defined by the ASTM Standard, elevated metals content and chemicals associated with agricultural use could result in an increased development cost. Soil sampling would be needed to confirm or deny this condition. A small structure is visible near the center of the site in 1929. The current city directory does not list the subject site.

The subject site is located on four (4) geologic formations. These formations are the Pecan Gap Chalk, Navarro Group, of Upper Cretaceous Age, Uvalde Gravel of Tertiary Age and Alluvium of Quaternary Age. There are no designated wetlands on the National Wetlands Inventory Map for the area. There are six (6) different soil series on the subject site. These series include the Houston Black clay, Houston Black gravelly clay, Houston clay eroded, Houston Black clay, Brackett soils and Brackett clay loam. Permeability of these soil groups varies from less than 0.1 to 1.2 inches per hour.

Mr. Richard S. Klamm, Senior Geologist of STC Environmental Services, Inc., completed a physical site visit on January 15, 2003. At the time of our site visit, the subject site was vacant and covered with native weeds and grasses with scattered trees. An area of approximately 48 acres in size near the center of the western boundary and extending to the northern boundary appears to have been utilized for agricultural purposes. A concrete cistern and small barn were noted near the center of the subject site. Additionally, in this area, a water well was noted. No other evidence of existing water wells was noted. There was no evidence of existing sludge pits, or holding ponds on the site. No existing underground petroleum storage tanks were observed on the site. There was no evidence of surficial trash or debris on the subject site.

A CPS transmission line easement crosses the subject site from north to south on the eastern portion of the site. There was no other evidence of commercial pipelines or utility easements crossing the site. A pole-mounted transformer was noted near the center of the subject site in the area of the water well. Pole-mounted transformers were also noted adjacent Grosenbacher Road

just west of the subject site. These transformers are in good condition and are known not to contain PBC dielectric cooling oil.

An asbestos containing material (ACM) survey was not within the scope of work for this project.

Area reconnaissance produced a low potential for environmental concern associated with current commercial operations being conducted in the area surrounding the site. There are no oil or gas wells located on the subject site. The potential for excessive radon generation is considered to be extremely low.

The results of the regulatory databases search indicated the presence of one (1) landfill permit application within the designated search radius. No known local environmental incidents have been documented as occurring at the subject site.

Based on the results of this Phase I Environmental Site Assessment, there are no recognized environmental conditions or de minimis conditions as defined by the ASTM Standard E 1527-00. However, it should also be noted that other non-ASTM scope issues were evident which, may require further review prior to future development. These issues include a water well noted near the center of the subject site, transmission lines which cross the subject site and the possible existence of protected species or habitat on the subject site. Additionally, elevated metals content and chemicals associated with agricultural use could result in an increased development cost. Soil sampling would be needed to confirm or deny this condition.

## **2.0 OBJECTIVE**

In accordance with a verbal request from Mr. Ed Descamps with Overby Descamps Engineers on January 9, 2002, we have completed a Phase I Environmental Site Assessment (ESA) of a 185 acre tract on Grosenbacher Road. This vacant tract of land is located north of the intersection of Grosenbacher Road and Highway 90 West in Bexar County, Texas 78245. The purpose of this ESA was to gather information and render an opinion based on the data investigated as to the potential for environmental liabilities that could potentially be associated with this property. This report contains information gathered from a site visit, historical informational search that included a title search, review of available city Polk Directories, review of available Fire Insurance Maps, review of the area geology, and a review of local/state/federal regulatory databases. The emphasis of the assessment was to identify the presence, release, or threat of release, of any hazardous substances that could potentially affect the property as a result of current or past uses of the site.

STC has performed this Phase I ESA in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area and in voluntary general compliance with the ASTM Standard for Environmental Site Assessments on Commercial Real Estate, E 1527-00. STC has observed the degree of care and skill generally exercised by the profession under similar circumstances and conditions. Our observations, findings, and opinions can not be considered as scientific certainties, but rather as opinions based on our professional judgment concerning the significance of the data gathered during the course of investigations for this ESA. Specifically, STC does not and can not represent that the site contains no hazardous or toxic materials, products, or other latent conditions beyond that observed by STC during the site visit and the information obtained from public records.

This study and report has been prepared for and on behalf of our Client. It is intended for the exclusive use by our Client solely for the purpose of evaluating the property. However, STC acknowledges and agrees that the report may be conveyed to the Lender, Buyer, and Title Insurer associated with the proximate purchase, refinancing, or sale of the property by our Client.

### **3.0 SITE OVERVIEW**

The subject site consists of approximately of 185 acres of land that is currently undeveloped. The subject site is currently covered with native weeds and grasses and scattered trees. The site is located within the County. The site is legally defined by the following:

185 acres, as reported by the surveyor, out of 197.6 acres of land, more or less, out of a 411.77 acre tract, out of the P. Odlum Survey No. 200, County Block 4338, and the William Page Survey No. 188, Abstract 594, County Block 4334, Bexar County, Texas.

The approximate geographic coordinates of the site are Longitude 98°43.308' and Latitude 29°24.132'. According to the Flood Insurance Rate Map for the area, Community Panel Number 48029C0415 E Panel 415 of 900 dated February 16, 1996, a majority of the site is not located within the 100 or 500 year floodplain. However, a small portion of the tract is indicated to be within an area where base flood elevations have not been determined. This area corresponds to an unnamed tributary of Potranco Creek, which crosses this portion of the subject site.

Figure 1 is a Site Vicinity Map for the subject site with one-half (½) and one (1) mile radius circles drawn on for reference.

### **4.0 SITE BACKGROUND/OPERATING HISTORY**

Site background and operating history for the site were obtained by reviewing title information contained in the Bexar County Deed Records; available published city directories, fire insurance maps, and interviews of individuals familiar with the site.

#### **4.1 Current Ownership**

According to the information listed in the Bexar County Deed Records, Carl R. Olson and James D. Stewart currently own the subject site. The instrument conveying ownership is a Warranty Deed with vendor's lien recorded in Volume 7511, Page 19 of the Bexar County Deed Records.

During the chain of title research it was discovered that recently the current owners have sold approximately 12.4 acres to Marvin H. Boehm. This transaction is recorded in Volume 9263, Page 1200 of the Bexar County Deed Records.

#### **4.2 Prior Ownership**

The Bexar County Deed Records indicate various individuals have owned the site during the past 50 years. Carl R. Olson and James D. Stewart acquired the subject site in January of 1975.

A copy of the Chain of Title Search completed by Property Research & Documentation Service of San Antonio is contained in Appendix A.

#### 4.3 Review of Aerial Photographs

The following three (3) sources were contacted to determine availability of aerial photographs of the subject area.

SOURCE	AVAILABLE AERIAL PHOTOGRAPHS
International Aerial Mapping San Antonio, Texas	1966, 1971, 1973, 1975, 1977, 1978, 1979, 1981, 1983, 1985, 1989
Landata Geo Services, Inc. San Antonio, Texas	1958, 1966, 1973, 1983, 1989, 1991, 1993, 1999, 2001
Tobin Surveys San Antonio, Texas	1929, 1939, 1954, 1957, 1965, 1972, 1978, 1985, 1988

Landata Geo Services, Inc. was selected as the major source of aerial photographs for the report, which consists of photographs taken in 1973, 1983, 1998 and 2001. Landata Geo Services was selected as the major source based on their availability, scale (generally 1 inch = 500 ft.), photograph quality and cost. The 1929 aerial from Tobin Surveys was selected to obtain the oldest aerial coverage available of the site area.

The aerial photographs obtained were reviewed to aid in establishing prior land use of the site, and for visual evidence of processes, facilities or surface features that might be an indication of environmental impairment. Please refer to Appendix B for copies of the Aerial Photographs. The following summarizes the aerial photography review.

#### Date and Scale of Photograph

February 6, 1929 (1" = 500')

In this aerial photograph, the subject site is primarily vacant with an area near the center of the western boundary extending to the northern boundary that is used for agricultural purposes. A structure is visible near the center of the subject site just south of the cultivated field. The adjoining properties to the north, east and south are also primarily vacant with portions utilized for agricultural purposes. Grosenbacher Road forms a portion of the western boundary of the subject site. Property to the west of the subject site is also primarily vacant with one residence visible with portions utilized for agricultural purposes. Potranco Creek is visible to the west. The surrounding area of the subject site is primarily rural.

#### Date and Scale of Photograph

1973 (1" = 500')

The subject site and adjoining properties remain primarily vacant, however unpaved roads now cross the subject site. The cultivated area previously noted remains visible. A CPS transmission line easement now crosses the subject site from north to south on the eastern

portion of the property. Loop 1604 is now visible to the west and residential development is visible to the northwest. The surrounding area remains primarily rural.

**Date and Scale of Photograph**

1983 (1" = 500')

The subject site is unchanged from the 1973 aerial photograph. Additional residences are visible to the northwest. The surrounding area remains primarily rural.

**Date and Scale of Photograph**

1998 (1" = 500')

The subject site remains unchanged. The shooting range to the west and the CPS construction site to the north are now visible. There is an increase in residential development east of Loop 1604. The area immediately adjacent the subject site remains primarily rural.

**Date and Scale of Photograph**

2001 (1" = 500')

The subject site and the surrounding area appear similar to present day conditions. The communication tower north of the subject site is now visible. Development of the surrounding area is increasing.

#### 4.4 Historical City Directory and Fire Insurance Map Review

Review of the historical City Directories did not list the subject site. Nearby properties began development in the early to early 1980's. The most recent Cole Directory for the years 2001 does not list the subject site.

In the late nineteenth century, the Sanborn Company began preparing maps for use by fire insurance companies. These maps indicate construction materials of specific structures in developed urban areas. With the advent of retail gasoline service stations, the approximate locations of tanks were noted, often without AST or UST designations. These maps were updated and expanded periodically through the twentieth century. The subject site is outside the central business district and did not appear on any reviewed maps.

#### 4.5 Historical Use of the Site

Based on the historical review, a majority of the subject site has been undeveloped since prior to 1929. An area of approximately 48 acres appears to have been used for agricultural purposes since prior to 1929. It should be noted that because of extended agricultural use this area of the subject site may have metals content in the soil higher than naturally occurring levels and the presence of chemicals associated with fertilizers and herbicides. While this condition is not considered a recognized environmental condition or de minimis condition as defined by the ASTM Standard, elevated metals content or the presence of certain chemicals could result in an increased development cost.

## 5.0 ENVIRONMENTAL SETTING

The environmental setting of the subject site was determined by conducting a site visit and reviewing available USGS Topographic Quadrangle Maps, Geologic Atlas Sheets of the area and U.S. Department of Agriculture Soil Survey maps and other available sources for information concerning hydrology, geology, topography, and ecology characteristics.

### 5.1 Surface Water Characteristics

The 7.5 minute USGS Topographic Quadrangle Map for the site area, Culebra Hill, Texas Quadrangle, 1992, indicates that the subject site is located on hilly terrain with the general trend to the northeast to the north of the subject site and to the southwest south of the subject site. The elevation of the site varies from approximately 750 feet above mean sea level (MSL) (National Geodetic Vertical Datum of 1929) near the center of the southern boundary to 820 feet above MSL adjacent the northern boundary of the site. The elevation within a one-half (½) mile radius of the site ranges from 740 feet above MSL to 930 feet above MSL. The anticipated direction of surface water flow is to the southwest towards an unnamed tributary of Potranco Creek which crosses a portion of the site.

### 5.2 Subsurface Geological Characteristics

According to the Bureau of Economic Geology, Geologic Atlas of Texas, San Antonio Sheet, revised 1982, four (4) geologic formations outcrop on the subject site. These formations are Pecan Gap Chalk, the Navarro Group of Upper Cretaceous Age, Uvalde Gravel of Tertiary Age and Alluvium of Quaternary Age.

Pecan Gap Chalk is composed of chalk and marl that is very light yellow to yellowish brown in color, weathering to form a moderately deep soil. The thickness of the formation varies from 100 to 400 feet. The Navarro Group is composed of marl, clay, sandstone and siltstone. The thickness of this formation typically varies from 100 to 400 feet. The Uvalde Gravel is a caliche-cemented gravel with boulders as much as one foot in diameter, composed of chert, quartz, limestone and some igneous rock. The thickness of this formation may be as much as 20 feet. The Alluvium is composed of floodplain deposits.

A mapped fault crosses the northwest portion of the subject site. Additionally, the geologic map indicated faults just north and south of the subject site. These faults are down to the coast faults. These are inactive faults, which trend northeast to southwest. As these are inactive faults, the presence of these faults are not anticipated to adversely affect the subject site. Although, it is possible that there may be abrupt lateral changes in lithology due to the presence of these faults. Such abrupt changes (if present) could require special considerations for the design of a foundation of any new building or structure.

### 5.3 Groundwater Characteristics

The subject site is located in Bexar County, which secures its water for domestic purposes from the Edwards Aquifer. Groundwater flow in the Edwards Aquifer generally flows south from its recharge zone (outcrop area) towards the confined portion

of the system. Flow in the confined portion of the system generally flows from major recharge areas west of San Antonio to major discharge areas northeast of San Antonio. The Aquifer exists under non-confined conditions in the recharge zone (outcrop area), where it is more susceptible to contaminants from the surface. The Aquifer exists under artesian conditions in the confined area where it is less susceptible to surface contaminants. A review of the Edwards Underground Water Districts Reference Map, March 1988, indicates the site is located within the Artesian Zone of the Edwards Aquifer.

#### 5.4 Soil Survey Review

According to the U.S. Department of Agriculture, Soil Conservation Service, as published in the Soil Survey for Bexar County, Texas, re-issued June 1991, six (6) soil series occur on the subject site. These are Houston Black Clay (HsB) with one (1) to three (3) percent slopes; Houston Black gravelly clay (HuB) with one (1) to three (3) percent slopes; Houston clay eroded (HnC2) with three (3) to five (5) percent slopes; Houston Black Clay (HsC) with three (3) to five (5) percent slopes; Brackett soils (BrD) with five (5) to twelve (12) percent slopes; and Brackett clay loam (BpC) with one (1) to five (5) percent slopes.

Houston Black Clay soils are dark colored with a surface layer approximately 38 inches thick with approximately eight (8) percent gravel by volume. The primary limitations of this soil series are susceptibility to water erosion and slow water intake. The permeability of this soil series varies from 0.1 to 0.6 inches per hour.

The Houston Black Gravelly Clay soil series is approximately thirty eight (38) inches thick with eight (8) to eighteen (18) percent gravel by volume. The subsurface is clay or gravelly clay approximately 12 inches thick. Gravel in this layer is discontinuous but can comprise thirty (30) to sixty (60) percent by volume. The primary limitation of this soil series is medium to slow runoff. The permeability of this soil group varies from 0.2 to 0.8 inches per hour.

Houston clay, eroded has a surface layer, which is typically grayish brown in color and approximately 25 inches thick. The primary limitation to this soil group is susceptibility to erosion. The permeability of this soil group is less than 0.1 inches per hour.

The Houston Black Clay soil series with a steeper slope, has a very dark gray surface layer approximately 20 inches thick. Gravel composes between two (2) and seven (7) percent of this layer by volume. The sublayer is approximately eighteen (18) inches thick. Susceptibility to water erosion and a slow water intake are the primary limitations of this soil group. The permeability of this soil group varies from 0.1 to 0.6 inches per hour.

The Brackett soils are typically light colored, very shallow, strongly calcareous soils developing over chalk. The primary limitations of this soil series are susceptibility to erosion and rapid runoff. The Permeability varies from 1.0 to 1.2 inches per hour.

The surface layer of Brackett clay loam is a shallow light colored soil approximately six (6) inches thick. The sublayer is a silty clay approximately nine (9) inches thick underlain by

chalk. Susceptibility to erosion is the primary limitation of this soil group. The permeability of this soil group varies from 1.0 to 1.2 inches per hour.

## 6.0 SITE INSPECTION

A physical on-site inspection was accomplished to observe the existing conditions, current land use and activities occurring both on-site and on the abutting and adjacent properties. The purpose of this visit was to evaluate operations that could represent a potential environmental impact or concern to the subject site. Site photographs are included in Appendix C.

### 6.1 Site Observations and Inquiries

The subject property, adjacent and abutting properties were inspected on January 15, 2003 by Mr. Richard S. Klamm, Senior Geologist of STC Environmental Services, Inc. A detailed inspection was performed by walking the subject property and viewing the interior of the facilities present on the site. The purpose of this inspection was to determine if there was any potential environmental concerns evidenced by distressed vegetation, solid waste disposal, sludge pits or holding ponds, surface staining, past or present USTs or ASTs and/or the presence of transformers.

The subject site consists of approximately 185 acres of land. Presently, the site is undeveloped covered with native weeds and grasses and scattered trees (See Photos 1 through 7). The subject site is located north of the intersection of Grosenbacher Road and Highway 90 West. Several unpaved roads cross the subject site. An area of approximately 48 acres in size near the center of the western boundary extending to the north appears to have been utilized for agricultural purposes. A water well and a cistern were noted near the center of the site (See Photos 8 and 9). A small barn was also noted in this area (See Photo 10). There was no other evidence of any existing water wells. No discarding of solid waste was noted on the subject site.

Inspection of the site did not produce any evidence of distressed vegetation as a result of an environmental impact. There was no evidence of sludge pits or holding ponds located on the subject site.

### 6.2 AST/UST Systems and Pipelines

Inspection of the site did not produce evidence of an active UST or AST storage tank system on site. There was no evidence of commercial pipelines crossing the site.

### 6.3 Transformers and Potential PCB Containing Equipment

A pole-mounted transformer was noted near the center of the subject site (See Photo 11). Pole-mounted transformers were also noted adjacent Grosenbacher Road just west of the subject site. These transformers appeared to be in good condition with no visible evidence of leakage. Additionally, previous communication with City Public Service (CPS) personnel has confirmed that CPS has removed all PCB containing transformers from their service area. This action was completed in October 1990. No other potentially containing PCB equipment was noted as being present on the subject site. A CPS transmission line

easement crosses the subject site from north to south near the center of the site (See Photo 12).

#### **6.4 On-Site Potentially Regulated Substances**

As this site is currently vacant, no housekeeping cleaning materials and maintenance touch-up supplies were observed on site.

#### **6.5 Asbestos Containing Materials (ACM) Survey**

An asbestos containing materials survey was not included in the proposed scope of work since the site is vacant.

#### **6.6 Sumps and Other Conveyances**

No sumps, drains or any other type of conveyance was noted on the subject site during the site visit.

#### **6.7 Area Reconnaissance**

The surrounding adjacent and abutting properties were observed for possible environmental impacts to the subject site.

##### North

Vacant land adjoins the subject site with a small private cemetery near the northwest corner of the site (See Photo 13).

##### East

Vacant land adjoins the subject site to the east (See Photo 14).

##### South

Vacant land adjoins the subject site to the south (See Photo 15).

##### West

Grosenbacher Road borders the subject site to the west with vacant land, a shooting range and scattered single family residences further west (See Photos 16 and 17).

Based on the area reconnaissance, only a low potential for environmental concern is considered to exist for the subject site.

## **6.8 Oil, Gas and Water Wells/Radon Considerations**

### Oil and Gas Wells

A physical inspection of the subject site, abutting and adjacent properties revealed no evidence of existing oil or gas wells.

### Area Water Wells

A water well was noted near the center of the subject site. A review of the water well listing for San Antonio Bexar County Texas revised 2002 by San Antonio Water Systems did not indicate the presence of any registered wells at the subject site. This listing is not an all-inclusive listing of the water wells in Bexar County. It is suspected that this well is not likely to be registered with the State. As it appears that this well is not currently in operation it should be plugged by a licensed water well driller in accordance with 16 TAC Chapter 76 and TWC Chapters 32 and 33.

### Radon Considerations

The subject site is not located in an area known to generate or produce excessive radon levels. In addition, radon is normally more of a problem for facilities that are constructed with basements. Review of the Texas Department of Health's (TDH) information for Bexar County, indicated that the average radon level for Bexar County is 1.056 pCi/L for the first floor of facilities. Radon is not considered to be an environmental concern for the subject site since the EPA level of concern is 4.0 pCi/L.

## **6.9 Site Plan Drawing**

Figure 2 is a Site Plan and Adjacent Property map. This figure depicts the areas noted during the site inspection.

## **6.10 Potential Environmental Concerns Noted During the Site Visit**

Based on the results of the site visit, a low potential for environmental concern is considered to exist for the subject site. This low potential for concern is associated with commercial use of the site, as well as commercial facilities in the area of the subject site.

## **7.0 ENVIRONMENTAL/REGULATORY AGENCY INQUIRIES**

Inquiries were made to the U.S. Environmental Protection Agency (EPA), the Texas Natural Resource Conservation Commission (TNRCC), the Texas Department of Health (TDH), and other regulatory agencies to obtain information about potential environmental concerns on or adjacent to the subject site. Regulatory agency information is summarized in the following paragraphs.

## 7.1 ASTM Database Standards

This section of the report presents the results of an environmental database review. These databases are computerized lists of properties and facilities that engage in hazardous material storage or have been identified as sites of environmental concern.

The search radius for the required databases specified by the ASTM standard is depicted in Table I. STC followed these guidelines or a more stringent criteria during the course of the data reviewed.

**Table I**  
**ASTM Database Summary & Search Radius**

TYPE OF DATA BASE	REQUIRED ASTM RADIUS (MILES)	SITES IDENTIFIED (RADIUS USED)
Federal NPL list	1.0	0
Federal CERCLIS list	0.5	0
Federal RCRA TSD facilities list	1.0	0
Federal RCRA generators list	Property and adjoining property	RCRA - 0 (½ mile radius)
Federal ERNS list	Property only	0 (½ mile radius)
State list of hazardous waste sites	1.0	0
State leaking UST lists	0.5	0
State registered UST lists	Property and adjoining property	0 (½ mile radius)

## 7.2 Federal And State Regulatory Inquiries

The RCRIS database is a computer-generated list of hazardous waste facilities. Sites listed in this database are hazardous waste treatment, storage, and disposal facilities, or are generators or transporters of hazardous waste. Review of the RCRA TSD database indicated that there are no RCRA TSD sites listed within a one (1) mile radius of the subject site. There are no RCRA/GEN locations within a one-half (½) mile radius of the site. (The most current RCRA/TSD/GEN database listing is dated September 25, 2002.)

The CERCLIS database is a computer-generated list of sites that have come to the EPA's attention as having a potential for releasing hazardous substances into the environment. The EPA learns of these sites in various ways such as notification by owners, citizen complaint, state and local government identification, or as a result of other EPA investigations. This listing also contains State and Federal National Priority Listed (NPL) sites. Review of the CERCLIS database indicated that there are no such facilities located with a one-half (½) mile radius of the subject site. Review of the National Priority List (NPL) indicated no sites within a one (1) mile radius of the subject site. (The most current CERCLIS listing is dated September 16, 2002 while the most current NPL listing is September 16, 2002.)

The EPA's Emergency Response Notification System (ERNS) is a database system that stores information on reported releases of oil and hazardous substances. Releases are recorded in ERNS when they are initially reported to the Federal Government by any party and combines data from the National Response Center and the Marine Safety Information System. Review of the ERNS database indicated that there have been no such releases within a one-half (½) mile radius of the site. (The most current ERNS database listing is May 19, 2000.)

The Texas Commission on Environmental Quality (TCEQ) formerly the Texas Natural Resource Conservation Commission (TNRCC) Petroleum Storage Tank (PST) registration database was reviewed to identify any Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs) facilities located within a one-half (½) mile radius of the subject site. The TCEQ also maintains an active list of Leaking Petroleum Storage Tanks (LPSTs). The results of the review of these databases and area reconnaissance indicated that there are no UST/AST facilities located within a one-half (½) mile radius of the subject site. No LPST facilities were identified within the search radius. (The most current PST listing is September 9, 2002, while the most current LPST listing is November 4, 2002.)

The TCEQ State Superfund database contains information of all investigated facilities reported to have had spills or a release or threatened release of hazardous substances. Review of this database indicated that there is no such facility within a one (1) mile radius of the subject site. (The most current State Superfund database listing is dated November 25, 2002.)

The Texas Department of Health (TDH) maintains a database of Solid Waste Registration (SWR) and permitted facilities/locations. This database includes landfills, transfer stations, sludge application sites, illegal dump sites, recycling facilities, medical waste generators and transporters. Review of this database indicated that there is one (1) such facility within a one-half (½) mile radius of the subject site. According to the database this facility is located approximately 1,400 feet west southwest of the subject site in an apparent downgradient to crossgradient hydrologic position. A permit was submitted to accept construction materials or brush and was to be approximately 170 acres in size. This permit was withdrawn in April of 1995. Based on the available information this proposed facility is not considered to present an environmental concern to the subject site. The City of San Antonio has published a list of Closed and Operating Landfills in Bexar County, March 1989. A review of this database indicated no unpermitted dumps within a one-half (½) mile radius of the subject site. The Southwest Texas Department of Geography & Planning also compiled a listing of landfills and unpermitted dumps under an interagency contract with the TNRCC in the summer of 1997. This listing was also reviewed and no land fills or unpermitted dumps were identified within a one-half (½) mile radius. (The most current TDH listing is July 29, 2002.)

A review of the Texas Voluntary Program (VCP) list did not identify any listed facility within a one-half (½) mile radius of the subject site. (The most current VCP database is dated October 9, 2002.)

Appendix D contains a copy of the current dates of the database search.

### 7.3 Local Governmental Agencies

The following local governmental agencies and individuals were contacted regarding any known environmental incidents associated with the subject site.

**Table II**  
**Local Governmental Agencies/Individuals**  
**Contacted Regarding The Site**

INDIVIDUAL	AGENCY
Mr. Herb Uecker	San Antonio Department of Historical and Archaeology Significance
Captain Rodriguez	San Antonio Fire Marshall Office

Captain Rodriguez of the San Antonio Fire Marshall Office was contacted concerning any unregistered landfills or any occurrences of known hazardous incidents or conditions at or near the subject site. A response has not been received Captain Rodriguez as of the date of this report. If a potential of concern is identified in a future response a supplemental letter will be issued.

Mr. Herb Uecker of the San Antonio Department of Historical and Archaeological Significance was contacted to determine if the site or surrounding area held any historical or archaeological significance. Mr. Uecker requested that our request for information be submitted to his office in writing. This was accomplished and Mr. Uecker responded indicating that the site was not located in or contained any known historic landmarks, districts or archaeological sites. He did indicate that if any further construction uncovers any unidentified archaeological sites then Section 35-3443 of the Unidentified Archaeological Sites should be followed. This code states:

"When a previously unidentified archaeological site is discovered in the course of construction, the property owner immediately shall notify the City's Historic Preservation Officer for assistance on consulting with a qualified archaeologist. The Historic Preservation Officer, with concurrence from the archaeologist, as soon as possible shall evaluate on-site the significance of the archaeological finding. When the Historic Preservation Officer and the archaeologist concur that no adverse effect on the archaeological site will take place, the project may proceed immediately. Where an adverse effect on the archaeological site will take place, the project shall be referred to the board (now the Historic and Design Review Commission) at the board's next regular meeting or a called meeting for review following the same procedure set forth for identified archaeological sites."

## 7.4 Special Regulatory Concerns

### Wetlands

In 1977, the U.S. Fish and Wildlife Services (FWS) began the National Wetlands Inventory (NWI), a systematic effort to classify and map America's remaining wetlands. The NWI describes wetlands according to the Classification of Wetlands and Deepwater Habitats of the United States," which is a system that describes wetlands by soils, hydrology, and vegetation according to the following wetlands definition:

Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes, (2) the substrate is mainly undrained hydric soil, and (3) the substrate is saturated with water or covered by shallow water at some time during the growing season of each year.

Once a site has been identified as a potential wetlands, it is required that the U.S. Army Corp. of Engineers review all available data and make the determination if the site is designated as a wetlands. A review of the National Wetlands Inventory Map, Culebra Hill, Texas, 1994 indicated there are no designated wetlands on the subject site. There are however, designated wetlands on adjacent tracts of land.

### Endangered Species

According to the U.S. FWS, there are currently two endangered animal species which reportedly inhabit Bexar County. They are the Black Capped Vireo (officially listed as an endangered species by FWS on November 5, 1987) and the Golden Cheeked Warbler (officially listed as an endangered species by FWS on May 4, 1990). This legislation affords the species full protection under the Endangered Species Act of 1973. Such protection extends to prevention of loss or impact to habitat that is utilized by these species. These species utilize portions of the central Texas region to breed and rear their offspring.

Additionally, there are currently six (6) other endangered species, which may potentially migrate through the Bexar County area. Migratory endangered species which may occur in Bexar County area are the Arctic Peregrine Falcon, American Peregrine Falcon, Bald Eagle, Whooping Crane, Interior Least Tern and the Piping Plover. Endangered species habitat would normally consist of large tracts of land which contain heavily wooded areas and/or wetland areas. Consequently, under the Endangered Species Act, this legislation has potential repercussions on land development projects or certain land use activities due to habitat protection measures administered by the FWS. Under the Endangered Species Act, the responsibility to prevent impacts to endangered species rests with any individual or entity who may undertake land development or land use activities that may in any way be

detrimental to a species. The act however, does not require private or local government entities to coordinate their activities with the FWS unless a potential impact to a species is reasonably perceived. If an impact is possible, then the FWS should be consulted for a determination of compliance with the Act. The FWS office in Austin has regulatory jurisdiction over all counties within the range of these species in Texas.

Increased scrutiny by the FWS of projects that alter existing land cover or land uses, such as land clearing and/or development, may result in concern, if the project is on or near areas of potential habitat for the above two endangered species. Actual verification of the absence or presence of these species in areas where the habitat is suitable can only be accomplished by performing a site-specific field survey during their breeding season (late March - August). These field surveys can demonstrate the absence or presence of the endangered species or suitable habitat on proposed project areas scheduled for development. It is advisable to consider the possible environmental constraints during the planning stages of a project rather than risk potential time consuming implementation delays. As this is a large tract of vacant land surrounded by other large tracts of vacant land in a rural area of the county there is potential for the presence of endangered bird and mammal species or their habitat. Additionally, the occurrence of other species on the subject site including insects, arachnids and plants is considered to be unknown. Further evaluation may be required to fully address these issues.

#### **7.5 Results of the Regulatory Database Search**

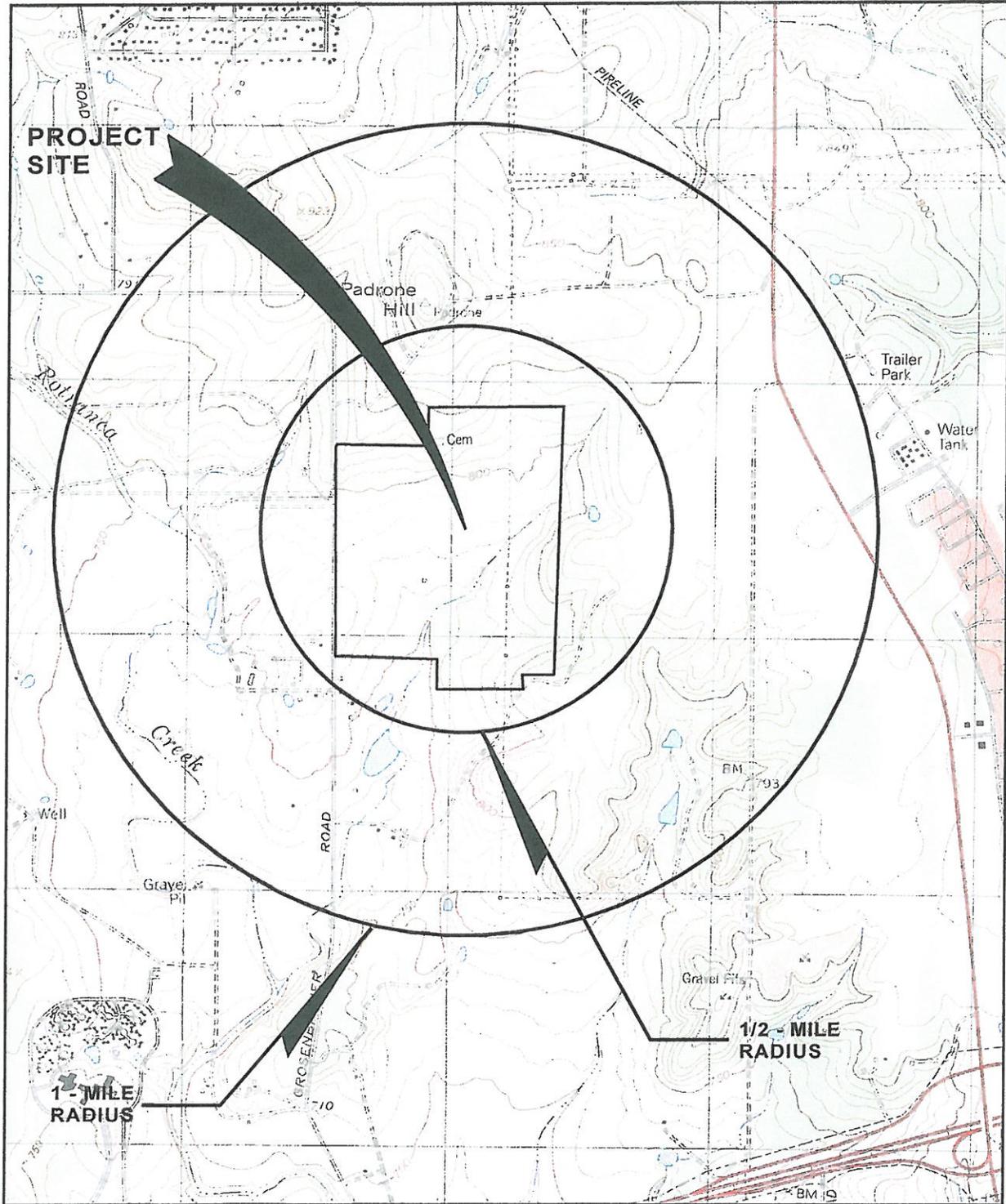
The results of the regulatory databases search indicated the presence of one (1) landfill permit application within the designated search radius. There are no known unresolved local environmental incidents which, have been documented as occurring in the general area. A low potential for environmental concern is considered to be present for the subject site as a result of regulated facilities in the area of the subject site.

### **8.0 CONCLUSIONS**

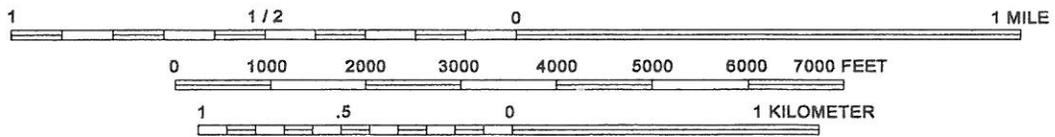
Based on the results of this Phase I Environmental Site Assessment, there are no recognized environmental conditions or de minimis conditions as defined by the ASTM Standard E 1527-00. It is possible however; that additional environmental conditions may exist on the property that could not be identified through the scope of this investigation. These results are not a guarantee or warranty that no environmental conditions exist or that the property is completely clean or free from all contamination. Active testing of both soil and ground water would be required to develop a more definitive determination.

However, it should also be noted that other non-ASTM scope issues were evident which, may require further review prior to future development. These issues include a water well noted in near the center of the subject site, transmission lines which cross the subject site and the possible existence of protected species or habitat on the subject site. Additionally, elevated metals content and chemicals associated with agricultural use could result in an increased development cost. Soil sampling would be needed to confirm or deny this condition.

**FIGURES**



SCALE = 1 : 24,000



CONTOUR INTERVAL 10 FEET  
DASHED LINES - 5 FOOT CONTOURS

2475 Grosenbacher Rd.

2765 Grosenbacher Rd.

2715 Grosenbacher Rd.

Bullet Hole Shooting Range

3203 Grosenbacher Rd.

Grosenbacher Road

To Hwy. 90

Vacant

Vacant

Unpaved Road

Thick Brush

Pasture

Gooseneck Trainer

Barn

Cistern

Water Well

Unpaved Road

Thick Brush

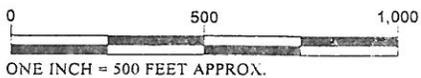
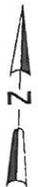
Site Boundary

Vacant

Residence

Vacant

CPS Transmission Line Easement



FILE NAME: 23022 Site Plan.skf  
DATE: January 20, 2003

**APPENDIX A  
COPY OF TITLE SEARCH**



# PROPERTY RESEARCH & DOCUMENTATION SERVICE, INC.

5102 Timber Circle . San Antonio TX 78250 . 210/520-7884 phone . 210/520-7885 fax  
158 Park Road 11 North . Gonzales TX 78629 . 830/672-1106 phone . 830/672-2496 fax

January 17, 2003

## 50-YEAR CHAIN OF TITLE STC Environmental Services, Inc. Job Number 23022

Certification Date: January 2, 2003

GRANTOR	GRANTEE	INSTRUMENT (VOLUME/PAGE)	FILE DATE
(161.5 acres out of ) 197.6 acres of land, more or less, out of a 411.77 acre tract, out of the P. Odum Survey No. 200, County Block 4338, and the William Page Survey No. 188, Abstract 594, County Block 4334, Bexar County, Texas (described as P-2 CB 4334 of 156.343 acres and 41.36 acres, P-2 CB 4338 according to Bexar Appraisal District).			
Gus Benke and wife, Ruth Benke	Henry W. Krueger and Willie F. Krueger (211.37 acres)	Warranty Deed (2103/528)	01/30/45
Henry W. Krueger and wife, Meda Krueger, and Willie F. Krueger, a single man	Henry W. Krueger, Jr., Mary Krueger Boehm, as her sole and separate property, and Dorothy Krueger, each 1/3 interest (211.37 acres reserving life estate)	Warranty Deed (4695/204)	12/27/61
Henry W. Krueger and wife, Meda Krueger, and Willie F. Krueger, a single man	Mary Krueger Boehm, as her sole and separate property (life estate interest in 211.37 acres)	Warranty Deed (5433/90)	09/22/65
Henry W. Krueger, Jr. and Dorothy Krueger, a feme sole	Mary Krueger Boehm, as her sole and separate property (their undivided 2/3 interest in 211.37 acres)	Warranty Deed (5433/92)	09/22/65
Mary Krueger Boehm, joined by her husband, Marvin H. Boehm	Carl R. Olson and James D. Stewart, Trustees (197.6 acres)	Warranty Deed with Vendor's Lien (7511/19)	01/14/75

NOTE: Owners have recently sold 12.403 acres out of 197.6 acres back to Marvin H. Boehm in deed recorded in Volume 9263, Page 1200 (copy attached). The appraisal district's calculated acreage still adds up to 197.703 acres for the two subject parcels.

Subject To:

- 135' Electrical Transmission Easement granted to City Public Service Board of San Antonio recorded in Volume 5703, Page 403, Deed Records, Bexar County, Texas.

Respectfully submitted,

  
S. Jennifer Sakiewicz  
Senior Research Specialist

SJS/sjs:bt

cc: file

a:\CB4334&8.STC

-----  
INFORMATION CONTAINED HEREIN WAS OBTAINED DIRECTLY FROM GOVERNMENT RECORDS WHICH ARE MAINTAINED BY GOVERNMENTAL OFFICIALS  
THEREFORE, PROPERTY RESEARCH & DOCUMENTATION SERVICE, INC. (PR&DS, INC.) MAKES NO REPRESENTATIONS, WARRANTIES OR GUARANTIES AS TO THE  
ACCURACY OR COMPLETENESS OF THIS REPORT. WE CANNOT INDEPENDENTLY VERIFY THEIR ACCURACY AND OUR INVOLVEMENT IS LIMITED TO ASSISTING IN  
EXPEDITING THE RETRIEVAL OF THIS INFORMATION. OUR LIABILITY IS LIMITED TO THE MONETARY CONSIDERATION PAID FOR SAME.  
-----

15 Hon 9500 2414

0004 22822-64024

**SPECIAL WARRANTY DEED**

**Date:** FILED BY: AL JMC TITLE  
February 11 2004

**Grantor:** CARL R. OLSON, TRUSTEE and JAMES D. STEWART, TRUSTEE

**Grantor's Mailing Address [include county]:** P. O. Box 6125, San Antonio, Bexar County, Texas 78209

**Grantee:** MARVIN H. BOEHM, Individually and as Independent Executor of the Estate of Mary Boehm pending in Probate Court #1, Bexar County, Texas, and as Surviving Trustee of the Boehm Family Loving Trust

**Grantee's Mailing Address [include county]:** 3402 Grosenbacher Road, San Antonio, Bexar County, Texas 78245

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor, including the execution by Grantee of that certain Modification Agreement of even date herewith recorded contemporaneously with this deed in the Real Property Records of Bexar County, Texas.

**Property (including any improvements):**

12.403 acres of land, more or less, out of a 197.600 acre tract out of the P. Odum Survey Number 200, Abstract 865 and the William Page Survey Number 188, Abstract 594, Bexar County, Texas, as recorded in Volume 5576 on Page 1086 of the Official Public records of Bexar County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

1. Electrical Transmission Line easement, 135 feet wide, across the center of the Property, as provided by instrument recorded in Volume 5703, page 403, Deed Records of Bexar County, Texas, and as shown on plat of survey dated January 12, 2002, prepared by Paul T. Carey, R.P.L.S. No. 4454, for Carey Surveying Job Number 9748.
2. Terms and provisions of Memorandum of Agreement, dated January 7, 1975, recorded in Volume 3713, Page 1140, Real Property Records of Bexar County, Texas, being attached as Exhibit "A" to that certain Extension of Real Estate Note and Lien recorded in Volume 3713, page 1136, Real Property Records of Bexar County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

129263 R1200

The payment of ad valorem taxes on the Property for the calendar year 2002 is assumed by Grantee. Grantee acknowledges and agrees that Grantee is responsible for the payment of any taxes now or hereafter payable which are attributable to time periods prior to the date hereof resulting from a change in usage or ownership of the Property.

When the context requires, singular nouns and pronouns include the plural.

**GRANTOR:**

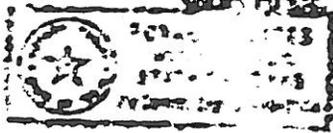
*Carl R. Olson*  
CARL R. OLSON, TRUSTEE

*James D. Stewart*  
JAMES D. STEWART, TRUSTEE

STATE OF TEXAS §  
COUNTY OF BEXAR §

This instrument was acknowledged before me this 14 day of February, 2002, by CARL R. OLSON, TRUSTEE

(NOTARY STAMP)



STATE OF TEXAS §  
COUNTY OF BEXAR §

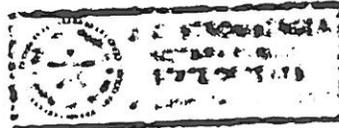
This instrument was acknowledged before me this 14 day of February, 2002, by JAMES D. STEWART, TRUSTEE

(NOTARY STAMP)

*John H. ...*  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Maxwell H. ...  
2402 ...  
San Antonio, Texas 78204



A9263 W1201

METES AND BOUNDS DESCRIPTION OF

12.403 ACRES OF LAND OUT OF A 197.600 ACRE TRACT OUT OF THE P. COLUM SURVEY NUMBER 200, ABSTRACT 865 AND THE WILLIAM PAGE SURVEY NUMBER 188, ABSTRACT 594, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 5576 ON PAGE 1086 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the northwest corner of this tract, a found one-inch iron pipe at a fence corner post, the northeast corner of a 11.735 acre tract described in Volume 6402 on page 967 of the Official Public Records of Real Property (Real Property Records) of Bexar County, Texas, and a re-entrant corner on the south side of the 197.600 acre tract;

THENCE N89°58'24"E 1513.28 feet, in a projection of the north line of the 11.735 acre tract, to a set #4 rebar in a wire fence line on the east line of the 197.600 acre tract and the west line of a 199.653 acre tract recorded in Volume 6051 on page 294 of the Deed Records of Bexar County, Texas, the northeast corner of this tract;

THENCE S66°19'26"E 208.00 feet (Record: S00°04'19"W per Volume 7511, page 19), generally following the wire fence and with the east line of the 197.600 acre tract, the west line of the 199.653 acre tract, to a found #5 rebar at a corner fence post, the easterly southeast corner of this tract;

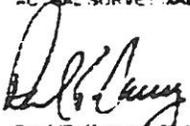
THENCE S89°59'10"W 434.92 feet (Record: N89°49'25"W 434.53 feet per Volume 7511, page 19), generally following a wire fence, to a found #5 rebar at a corner fence post, a re-entrant corner of this tract and of the 197.600 acre tract;

THENCE S00°13'06"W 209.73 feet (Record: S00°28'04"W 209.27 feet per Volume 7511, page 19), generally following a wire fence, to a found #5 rebar at a corner fence post, the southerly southeast corner of this tract and of the 197.600 acre tract on the south line of the 411.77 acre tract recorded in Volume 1795 on page 411 of the Deed Records of Bexar County, Texas and the north line of the 149.97 acre tract described in Volume 1999 on page 122 of the Deed Records of Bexar County, Texas;

THENCE WEST 1076.17 feet (Record: N87°43'49"W per Volume 7511, page 19 and "WEST" per Volume 1795, page 411), generally following a wire fence and with the north line of the 149.97 acre tract, south line of the 411.77 acre tract, to a found one-inch iron pipe at a corner fence post, the southeast corner of the 11.735 acre tract and the southwest corner of this tract;

THENCE N00°21'09"W 417.12 feet (N00°17'28"W 416.94 feet per Volume 7511, page 19), generally following the wire fence and with the east line of the 11.735 acre tract, to the POINT OF BEGINNING, containing 12.403 acres of land.

I HEREBY CERTIFY THAT THIS METES AND BOUNDS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JANUARY 12, 2002.



Paul T. Carey (RPLS 4454)  
January 29, 2002  
Revised: February 11, 2002  
Job Number 97-48

EXHIBIT "A"

19263 N1202

Any provision herein which restricts the sale, or use, of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR  
I hereby certify that the instrument was FILED in this County Secretary of the State and of the State stamped herein by this and was duly RECORDED in the Public Record of Bexar County, Texas on

FEB 15 2002

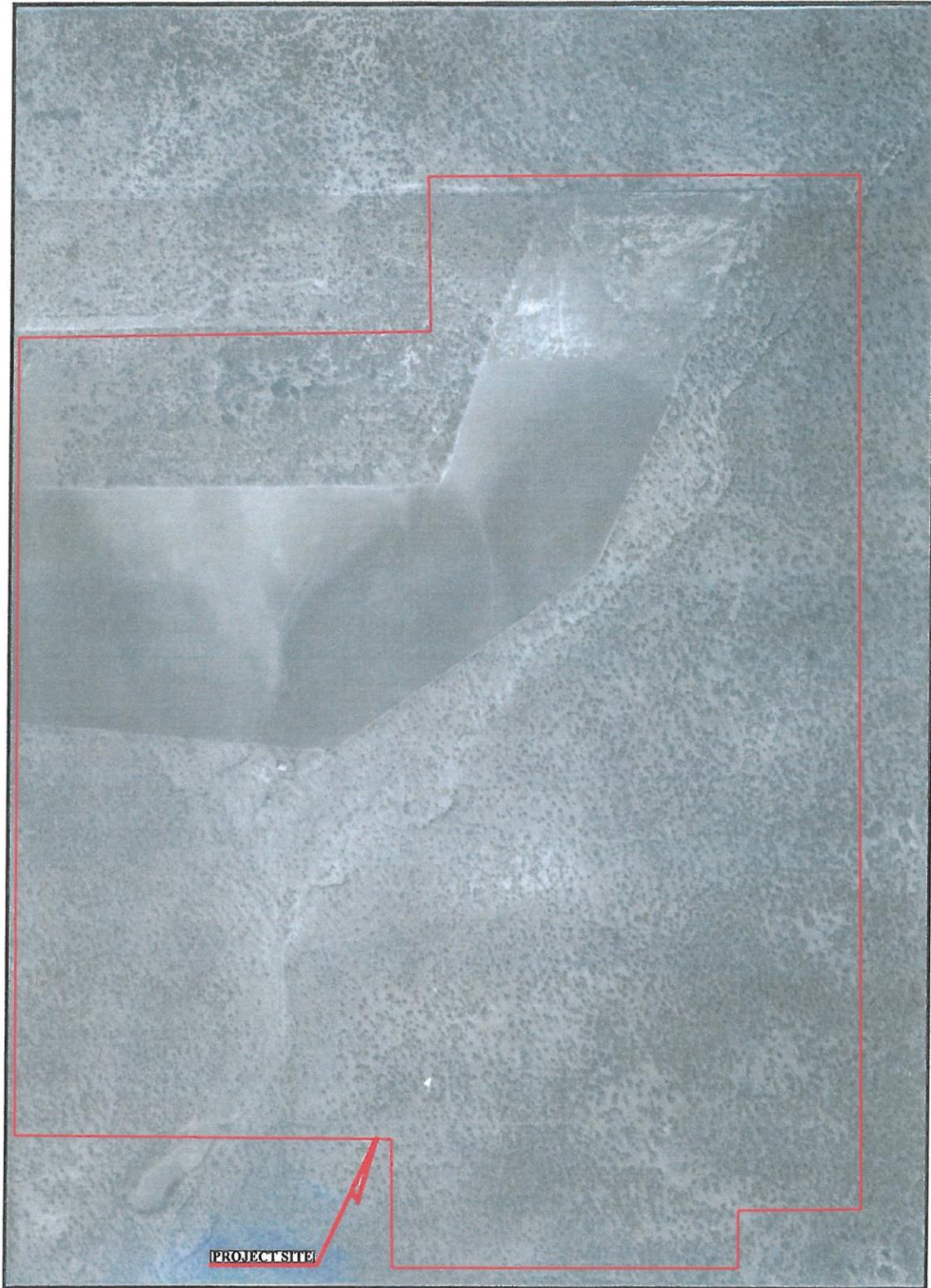


*Benny Ruffell*  
COUNTY CLERK BEXAR COUNTY TEXAS

Book 28828264524  
# Pages 4  
2/13/2002 03:51:03 PM  
Filed & Recorded in  
Official Records of  
BEXAR COUNTY  
BENNY RUFFELL  
COUNTY CLERK  
Fees \$12.00

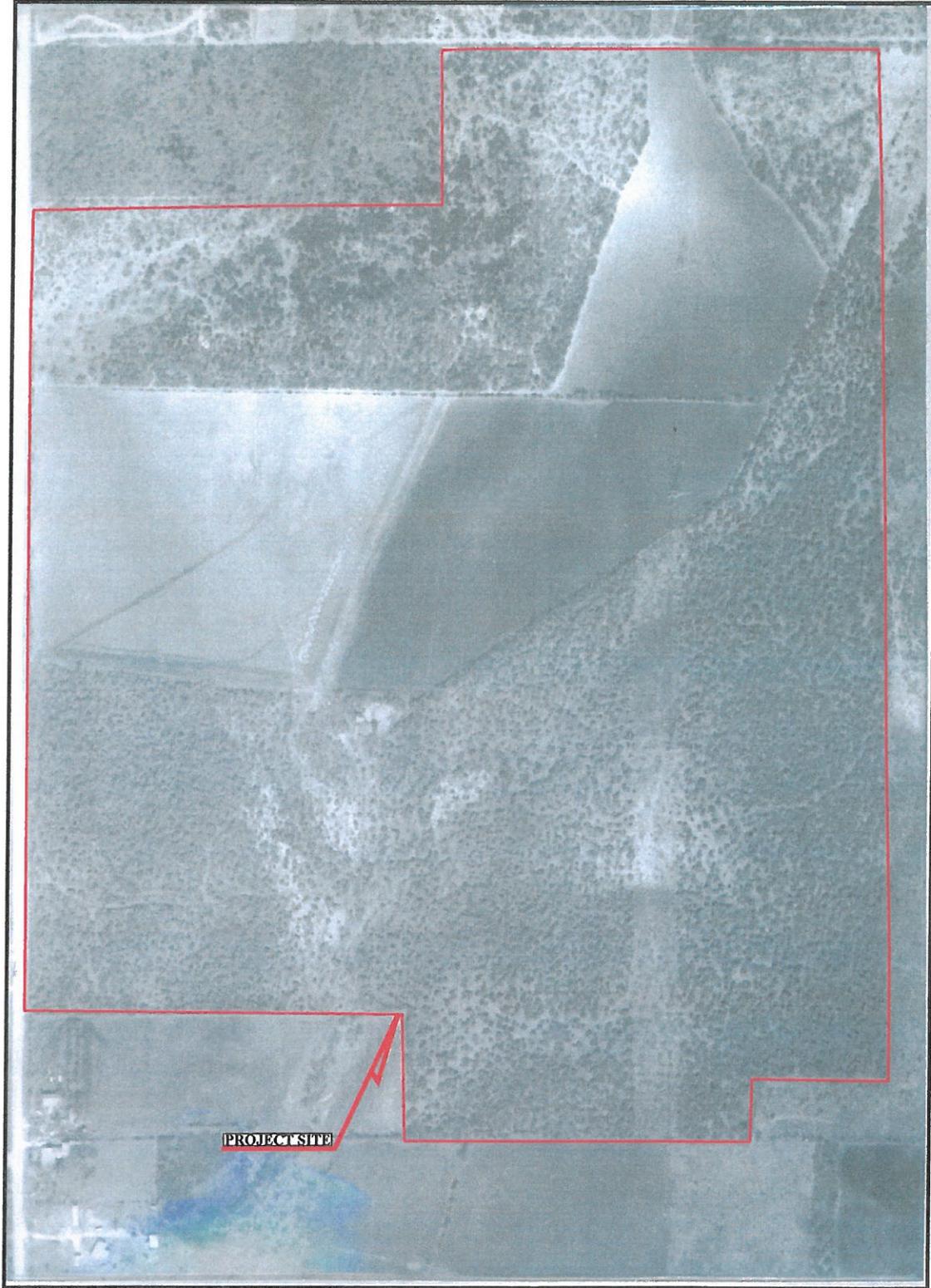
M9263 M1203

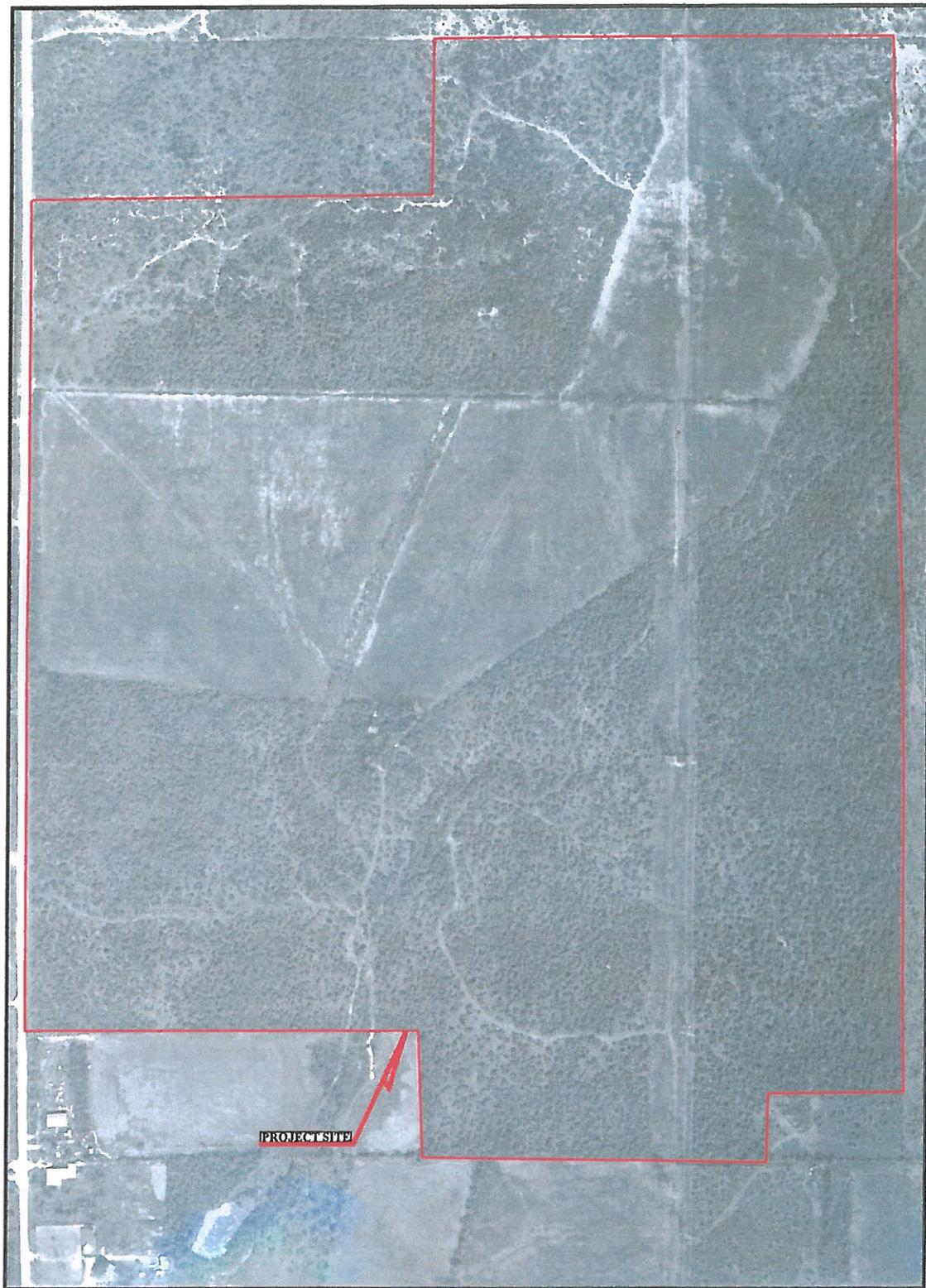
**APPENDIX B**  
**AERIAL PHOTOGRAPHS**

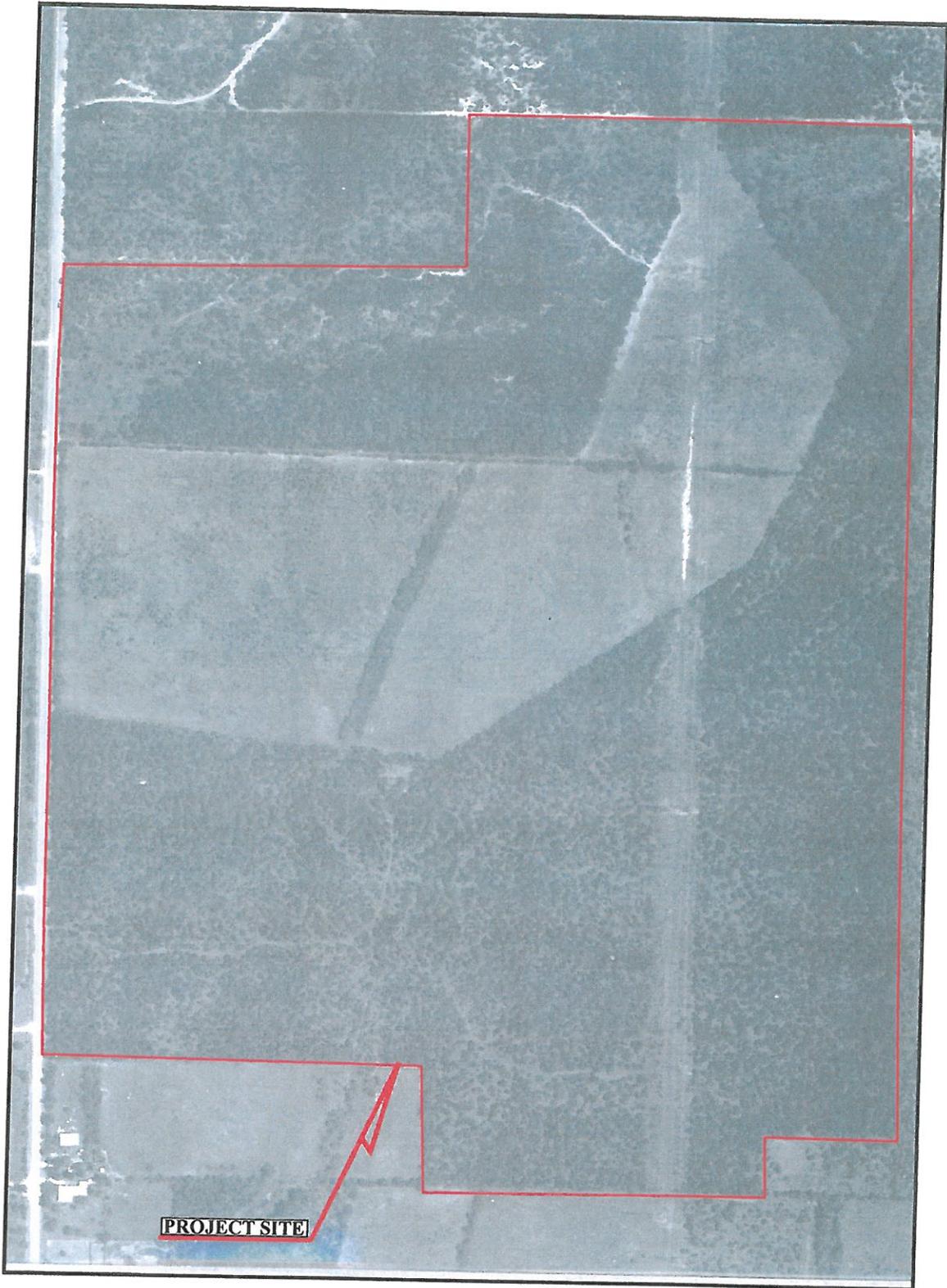




**PROJECT SITE**







**APPENDIX C  
SITE PHOTOGRAPHS**



**PHOTO 1:** The northern boundary of the subject site, photograph taken from northwest corner of the site.



**PHOTO 2:** The northern boundary of the subject site, photograph taken from the northeast corner of the site.

**STC**

Environmental Services, Inc.

4754 RESEARCH DRIVE SAN ANTONIO, TEXAS 78240

Office (210) 696-6286 / FAX (210) 696-8761



**PHOTO 3:** The eastern boundary of the subject site, photograph taken from the northeast corner of the site.



**PHOTO 4:** The southern boundary of the subject site, photograph facing west.



**PHOTO 5:** The southern boundary of the subject site, photograph taken from the southwest corner of the site.



**PHOTO 6:** The western boundary of the subject site adjacent Grosenbacher Road, photograph taken from the southwest corner of the site.

**STC**

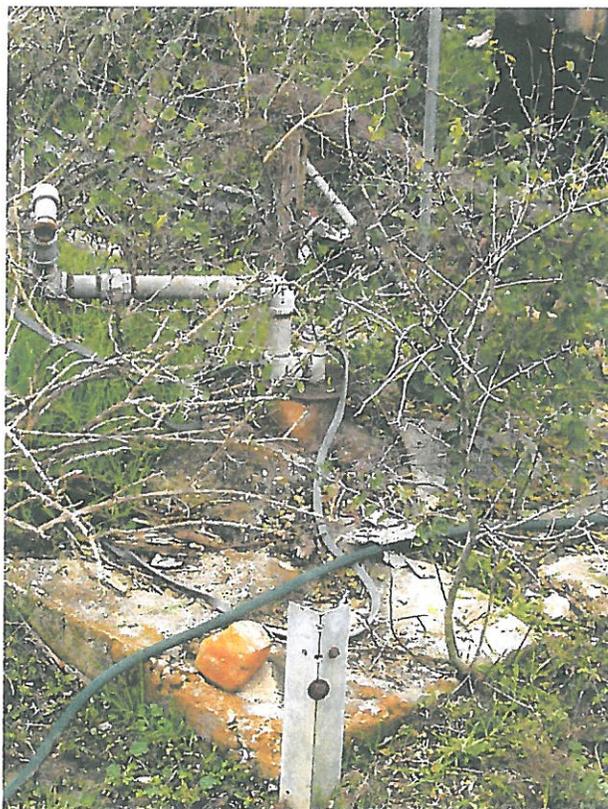
Environmental Services, Inc.

4754 RESEARCH DRIVE SAN ANTONIO, TEXAS 78240

Office (210) 696-6286 / FAX (210) 696-8761



**PHOTO 7:** The western boundary of the subject site adjacent Grosenbacher, photograph taken from the northwest corner of the site.



**PHOTO 8:** Water well located near the center of the site.

**STC**

Environmental Services, Inc.

4754 RESEARCH DRIVE SAN ANTONIO, TEXAS 78240

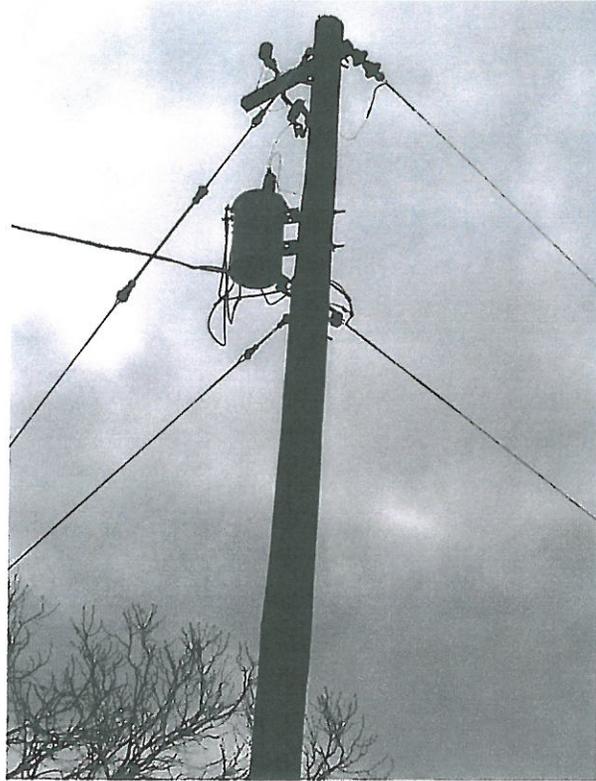
Office (210) 696-6286 / FAX (210) 696-8761



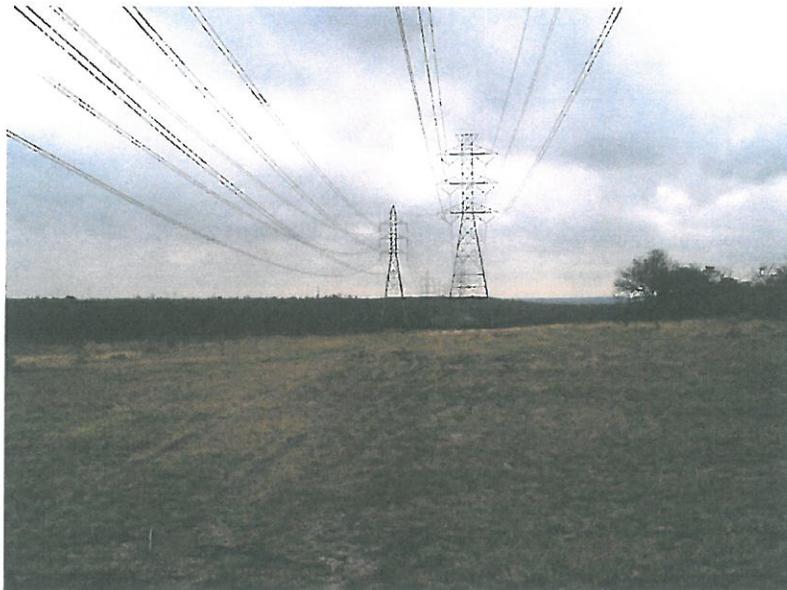
**PHOTO 9:** Concrete cistern located near the center of the site.



**PHOTO 10:** Barn located near the center of the site.



**PHOTO 11:** Pole-mounted transformer located near the center of the site.



**PHOTO 12:** CPS transmission line crossing the eastern portion of the site, photograph facing north.

**STC**

Environmental Services, Inc.

4754 RESEARCH DRIVE SAN ANTONIO, TEXAS 78240

Office (210) 696-6286 / FAX (210) 696-8761

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**PHOTO 13:** Adjoining property north of the subject site.



**PHOTO 14:** Adjoining property east of the subject site.

**STC**

Environmental Services, Inc.

4754 RESEARCH DRIVE SAN ANTONIO, TEXAS 78240

Office (210) 696-6286 / FAX (210) 696-8761

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**PHOTO 15:** Adjoining property south of the subject site.



**PHOTO 16:** Property west of the subject site.



**PHOTO 17: Property west of the subject site.**

**STC**

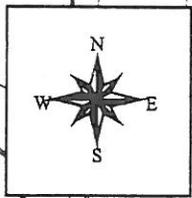
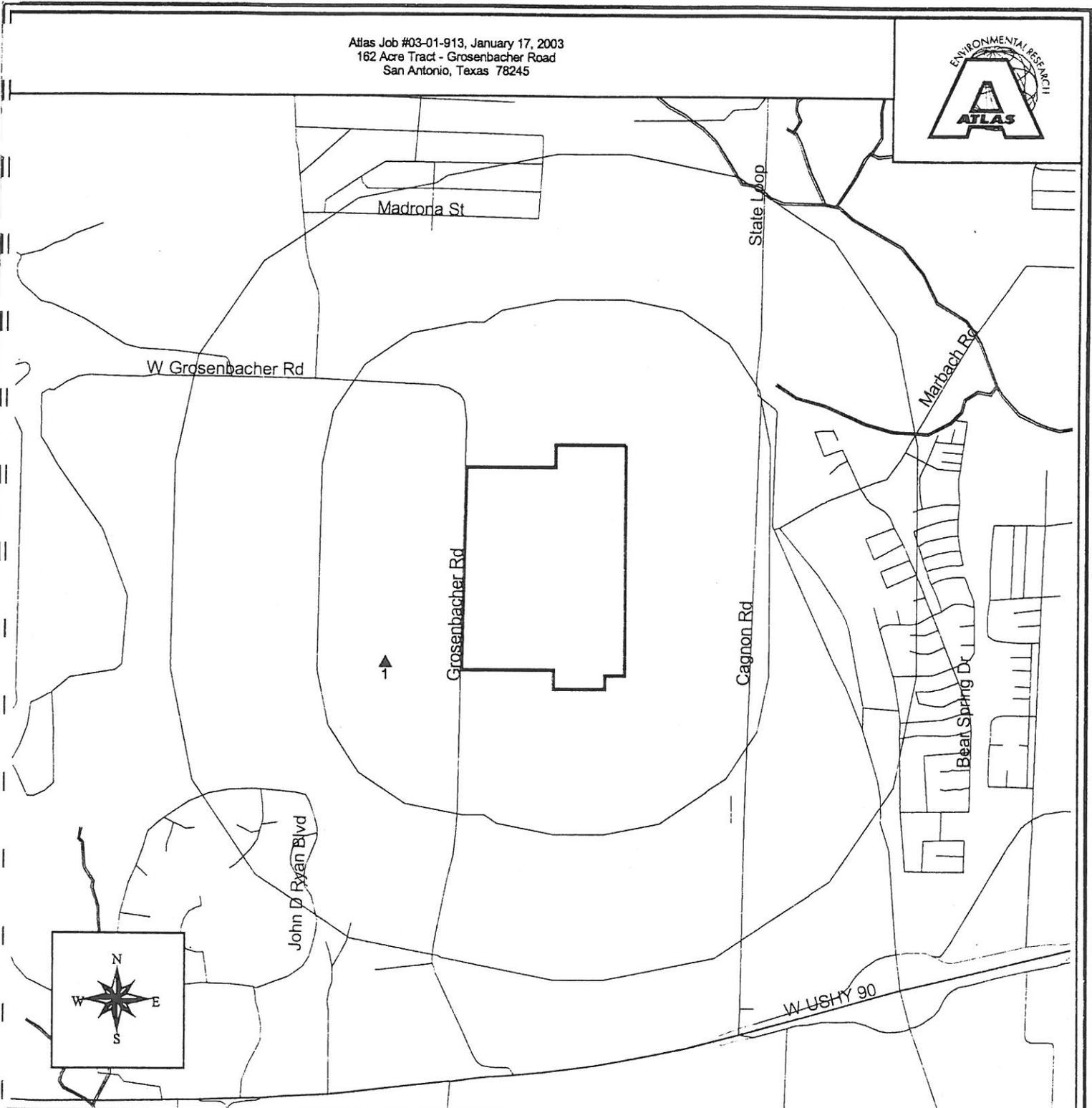
Environmental Services, Inc.

4754 RESEARCH DRIVE SAN ANTONIO, TEXAS 78240

Office (210) 696-6286 / FAX (210) 696-8761

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**APPENDIX D**  
**COPY OF DATABASE CURRENT LISTING**



Atlas E.R. Map Legend - ASTM E1527-00 Standard plus VCP

Additional Features

Mapped to 1/2 mile =  
 RCRIS, CERCLIS, NFRAP, ERNS,  
 LPST, PST, Landfills, VCPs

Mapped to 1 mile =  
 RCRIS TSD, NPL, Superfund

Approximate Locations Only  
 1/2 & 1 Mile Radius Shown

1:30000



- |                           |                                  |
|---------------------------|----------------------------------|
| ▲ Section 1 - RCRIS       | ● Section 6 - Superfund Boundary |
| ▲ Section 1.1 - RCRIS TSD | ▲ Section 6 - Superfund Point    |
| △ Section 2 - CERCLIS     | ▲ Section 7 - LPST               |
| △ Section 3 - NFRAP       | ▲ Section 8 - PST                |
| △ Section 4 - NPL         | ▲ Section 9 - Landfill           |
| ▲ Section 5 - ERNS        | ⬛ Section 10 - VCP               |

- |  |                           |
|--|---------------------------|
|  | Airports                  |
|  | Major Water               |
|  | Parks                     |
|  | Railroads                 |
|  | Rivers & Bayous           |
|  | Subject Property          |
|  | Subject Property Boundary |

# *ATLAS E.R. Map Report*

*(Exceeds ASTM Standard E1527-00 plus VCPs)*

---

Area of Review:

Atlas Job #03-01-913  
162 Acre Tract – Grosenbacher Road  
San Antonio, Texas 78245

Site (Centerpoint) Coordinates:

North 29° 24.132' (29.4022)  
West 98° 43.308' (-98.7218)

Prepared For:

Rick Klamm  
STC Environmental Services, Inc.  
San Antonio, Texas

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*Prepared on January 18, 2003 by  
Atlas Environmental Research, Inc.  
9514 McNeil Road, Suite 201  
Austin, Texas 78758  
1-800-940-0977*

# *Report Summary*

<b>Section</b>	<b>ASTM Database &amp; Date</b>	<b>Radius</b>	<b># Sites Mapped</b>	<b># LUs *</b>	<b>MapIDs</b>
1 **	RCRIS (excludes TSDs) – 9/25/2002	½ mile	0	0	
1.1 **	RCRIS TSD Facilities – 9/25/2002	1 mile	0	0	
2	CERCLIS – 9/16/2002	½ mile	0	0	
3	NFRAP – 9/16/2002	½ mile	0	0	
4	NPL – 9/16/2002	1 mile	0	0	
5	ERNS – 5/19/2000	½ mile	0	0	
6	State Superfund – 11/25/2002	1 mile	0	0	
7	LPST – 11/4/2002	½ mile	0	1	
8	PST – 9/9/2002	½ mile	0	0	
9	MSW Landfills – 7/29/2002	½ mile	1	0	1
10	VCPs – 10/9/2002	½ mile	0	0	

Total Sites Mapped = 1

1 = Total LUs

\* Location Unknown Sites (LUs) - Extensive effort is made to ensure that as many sites as possible are geocoded or manually pointed for an Atlas E.R. Map & Report. However, due to inaccurate and /or insufficient information within a particular database, some sites cannot be accurately located and may be noted as "LU" in this report. These sites will not appear on the map, but full database information has been included in the report. These sites may or may not be within the area but are submitted for your review.

\*\* All RCRIS Facilities listed within the EPA's CORRACTS (Corrective Action) Database have been included in this report if they are determined to be within the area of review.