

### Planning and Zoning Commission 6:30pm - 9:30pm

Wednesday, March 12, 2025, 6:30 PM Council Chambers 200 S. Main St. Cibolo, Texas 78108 Est. Duration: 2 hr 35 min

## 1. Call to Order

### 2. Roll call and Excused Absences

#### 3. Invocation/Moment of Silence

### 4. Pledge of Allegiance

#### 5. Oath of Office

#### 6. Citizens to be Heard

This is the only time during the Meeting that a citizen can address the Commission. It is the opportunity for visitors and guests to address the Commission on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The

Commission may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Commission may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall

be addressed to the Commission as a body. Remarks may also be addressed to any individual member of the Commission so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email citysecretary@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

#### 7. Consent Agenda

(All items listed below are considered to be routine and non-controversial by the commission and will be approved by one motion. There will be no separate discussion of these items unless a commission member requests, in which case the item will be removed from the consent agenda.)

## 7A. Approval of the minutes of the Planning & Zoning Meeting held on February 12, 2025.

#### 8. Public Hearing

8A. Conduct a public hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

8B. Conduct a public hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

8C. Conduct a public hearing regarding a Unified Development Code (UDC) amendment to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

## 9. Discussion/Action Items

9A. Discussion/Action regarding the Final Plat of Cibolo Farms Unit 3.

9B. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3 Street Extension.

9C. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3A.

9D. Discussion/Action regarding the Preliminary Plat of Grace Valley Ranch Unit 4A.

9E. Discussion/Action regarding a proposed Land Study of the Neill Tract Subdivision.

9F. Discussion/Action regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

9G. Discussion/Action regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

9H. Discussion/Action regarding a Unified Development Code (UDC) amendment to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

91. Discussion/Action regarding the appointment of one (1) P&Z member to serve on the Capital Improvements Advisory Committee (CIAC) for a 3-Year Term.

9J. Discussion/Action regarding the appointment of two (2) P&Z members to serve on the Unified Development Code Advisory Committee (UDCAC).

## 10. UDC, CIP, Master Plan and Staff Updates

## 10A. Staff Update

## **11. Subcommittee Updates**

## 12. Items for future agendas

## 13. Adjournment

This Notice of Meeting is posted and pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Peggy Cimics, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of committees, commissions, boards and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the meeting.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_day of \_\_\_\_\_2025.

Name and Title

Peage Amis

Date Posted: March 7, 2025



## **Planning and Zoning Commission Staff Report**

## A. Approval of the minutes of the Planning & Zoning Meeting held on February 12, 2025.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Consent Agenda Item: 7A.
From	
Peggy Cimics, City Secretary	

## **PRIOR CITY COUNCIL ACTION:**

N/A

## **BACKGROUND:**

N/A

## **STAFF RECOMMENDATION:**

N/A

## **FINANCIAL IMPACT:**

N/A

## MOTION(S):

N/A

Attachments

021225 PZ Minutes.pdf



### PLANNING AND ZONING MEETING CIBOLO MUNICIPAL BUILDING 200 S. Main Street February 12, 2025 6:30 PM - 9:30 PM

#### Minutes

- 1. <u>Call to Order Meeting was called to order at 6:32 p.m. by Chairman Ms. Greve.</u>
- <u>Roll call and Excused Absences</u> Members Present: Ms. Greve, Ms. Dodd, Ms. Garcia, Ms. Fishback, Mr. Thompson, Ms. Beaver, Mr. Hinze and Ms. Hubbard; Members Absent: Ms. Weimer. Ms. Greve made the motion to excuse the absence of Ms. Weimer. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.
- 3. Invocation/Moment of Silence Mr. Hinze gave the Invocation.
- 4. <u>Pledge of Allegiance</u> All in attendance recited the Pledge of Allegiance.
- 5. Citizens to be Heard

This is the only time during the Meeting that a citizen can address the Commission. It is an opportunity for visitors and guests to address the Commission on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The Commission may not debate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the Commission may present any factual response to items brought up by citizens. (Attorney General Opinion - JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the Commission as a body. Remarks may also be addressed to any individual member of the Commission so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed. If anyone would like to make comments on any matter regarding the City of Cibolo or on an agenda item and have this item read at this meeting, please email pcimics@cibolotx.gov or telephone 210-566-6111 before 5:00 pm the date of the meeting.

No individual signed up to speak during this item.

#### 6. Consent Agenda

(All items below are considered to be routine and non-controversial by the commission and will be approved by one motion. There will be no separate discussion of these items unless a commission member requests, in which case the item will be removed from the consent agenda.)

A. Approval of the minutes from the January 8, 2025, Meeting.

Ms. Beaver made the motion to approve the consent agenda with a correction on the name for item 3.. The motion was seconded by Ms. Hubbard. For: All; Against: None. The motion carried 7 to 0.

### 7. Public Hearing

A. Conduct a Public Hearing regarding a Conditional Use Permit (CUP) request to allow a Local Convenience Store with Fuel Sales (larger than 5,000 square feet) in a Retail/Office District (C-3) for certain real property located at 1636 FM 1103, legally described as Cibolo Creek Center, Block 1, Lot 1.

Ms. Greve opened the Public Hearing at 6:41 p.m. Samir Maredia the representative for this project introduced himself and would be available to answer any questions from the commission. Ms. Greve closed the Public Hearing at 6:44 p.m.

#### 8. Discussion/Action Items

A. Discussion/Action regarding a Conditional Use Permit (CUP) request to allow a Local Convenience Store with Fuel Sales (larger than 5,000 square feet) in a Retail/Office District (C-3) for certain real property located at 1636 FM 1103, legally described as Cibolo Creek Center, Block 1, Lot 1.

Mr. Thompson made the motion to approve a Conditional Use Permit (CUP) request to allow a Local Convenience Store with Fuel Sales (larger than 5,000 square feet) in a Retail/Office District (C-3) for certain real property located at 1636 FM 1103, legally described as Cibolo Creek Center, Block 1, Lot 1 with conditions. The motion was seconded by Ms. Fishback. For: Ms. Greve, Mr. Thompson, Ms. Fishback, Ms. Beaver, Ms. Garcia, , and Ms. Hubbard ; Against: Ms. Dodd. The motion carried 6 to 1.

B. Discussion/Action and Recommendation to the Mayor and City Council regarding the Replat of the Noble Group subdivision.

Ms. Greve made the motion to Recommendation approval to the Mayor and City Council regarding the Replat of the Noble Group subdivision. The motion was seconded by Ms. Garcia. For: All; Against: None. The motion carried 7 to 0.

C. Discussion regarding a potential application to rezone 5.205 acres, located south of the intersection of Dobie Boulevard and Borgfeld Road, legally described as Cibolo Kingdom Hall, Lot 2, 5.2050 acres.

Alex and Tiesha Hartman briefed the P&Z members on what they were planning at this location. They have a business in Schertz but plan on moving to Cibolo. It would be their gym which cater to singles, families, groups, etc. They do have a children's area which is supervised so children stay away from the gym area. The board had the opportunity to ask questions of the Hartman's.

#### 9. UDC, CIP, Master Plan and Staff Updates

Mr. Spencer gave an update to the Planning & Zoning Commission on Site Plans currently in review, Plats currently in review, and P&Z recommendations that went to the City Council.

Mr. Spencer handed out an Economic Development Report and he went over the Staff Updates to include the following:

<u>Site Plans currently in review</u> – 504 Pfeil (Tattoo Studio), Cibolo Creek Center (Gas Station), 506 N. Main Street (Mixed Use), Borgfeld Plaza Retail (Equipment Rental).

Site plans recently approved – Andy's Frozen Custard (Restaurant), and Pic N Pac #16 (Car Wash)

<u>Plats currently in review</u> – 504 Pfeil Road (Minor Plat), Cibolo Crossing MF Amenity Center (Amending Plat), and Noble Group (Replat)

Mr. Spencer also briefed the commission on P&Z recommendations and City Council Action

Old Wiederstein Self Storage – P&Z approved; Council tabled Schryver Tract Land Study – P&Z Denial; Council Denial Schryver Tract Variance – P&Z Denial; Council Denial 2090 Pfannstiel Lane (CUP) – P&Z approved; Council approved 210 & 633 Tolle Rd Rezone – P&Z approved; Council approved Legacy Traditional School Replat – P&Z Denial; Council approved (All comments corrected) Venado Crossing Unit 6 (Prem Plat) – P&Z Denial; Council approved (All comment corrected) Steele Creek Land Study Amendment – P&Z approved; Council extension to align with PIA Neill Tract Variance – P&Z Denial; Council-variance withdrawn

- 10. <u>Subcommittee Updates</u> Mr. Hinze informed the commission to look at the information they have been given on training. If you have comments or updates make sure you bring them with you to the next meeting. The P&Z will finalize the training documents for the folder at the next meeting.
- 11. Items for Future Agendas Training.
- 12. <u>Adjournment</u> Ms. Greve made the motion to adjourn the meeting at 8:20 p.m. The motion was seconded by Ms. Fishback. For: All; Against: None. The motion carried 7 to 0.

PASSED AND APPROVED THIS 12<sup>TH</sup> DAY OF MARCH 2025.

Jennifer Greve Chairman Planning & Zoning Commission



## A. Conduct a public hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Public Hearing Item: 8A.
From	

Lindsey Walker, Planner I

PLANNING & ZONING COMMISSION ACTION: Conduct 1<sup>st</sup> Public Hearing

Discussion/Action and Recommendation regarding the above referenced petition

#### **PROPERTY INFORMATION:**

Project Name:	ZC-25-01
Owners:	Daniel R and Dana L Cosner
Representatives:	Daniel R and Dana L Cosner
Location/Area:	248 W Borgfeld Road, 4.05 acres
Location:	South of the Grand at Cibolo
Council Place:	2
Future Land Use:	Neighborhood Commercial
Existing <u>Zoning</u> :	Low Density Single-Family Residential (SF-2)
Requested Zoning:	Neighborhood Commercial (C-1)
Proposed Use:	Commercial

#### FINDINGS:

The property owners of 248 West Borgfeld Road are requesting a zone change from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) to increase marketability and attract more prospective buyers when listing the property for sale.

The subject property is currently zoned Low Density Single-Family Residential (SF-2). To the west, an adjacent parcel is zoned Neighborhood Commercial (C-1). North of the property, across W Borgfeld Road, several parcels are also zoned Neighborhood Commercial (C-1). To the east, the property borders the Schneider Business Park, which is within the Light Industrial (I-1) zoning district. South of the property, within the Dobie Heights subdivision, are residential lots zoned as High Density Single-Family Residential (SF-6).

#### PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on February 23, 2025, and the City website. Individual letters were sent by mail to 11 property owners within 200 feet of the subject property. To date, Staff has received four (4) in favor and one (1) in opposition. Public hearings were scheduled to be held on March 12, 2025 (Planning & Zoning Commission) and on March 25, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the April 8, 2025, City Council meeting.

#### PLANNING & ZONING COMMISSION ACTION:

1. Recommend **Approval** to the Mayor and Council of the requested rezone of 4.05 acres of property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC. from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1). 2. Recommend Denial to the Mayor and Council of the requested rezone, with findings.

#### **STAFF ANALYSIS:**

Section 4.3.1.5 of the UDC provides direction to the Planning & Zoning Commission and City Council when considering a zoning map amendment (rezoning) by outlining the following criteria for approval:

## A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;

**STAFF FINDING:** The applicant's rezoning request was submitted and accepted on a designated submittal date. The submittal was deemed administratively complete, as it satisfied all requirements outlined in Section 4.3.1.1 of the UDC, which include:

- A. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- B. A copy of the deed, indicating ownership and authority to file the application;
- C. A legal description of the property, whether by Lot and Block, or by metes and bounds;
- D. The full required fee for processing the application; and
- E. A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.

#### B. The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;

**STAFF FINDING:** The City of Cibolo's Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community's visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. It does not constitute zoning regulations or establish zoning district boundaries.

The property is designated as Neighborhood Commercial on the City's FLUM. According to the Comprehensive Plan, the character and intent of the Neighborhood Commercial PlaceType "primarily provides family-oriented services for the surrounding neighborhoods and city. They are generally located within walking distance of surrounding residential uses and neighborhoods. Business types include restaurants, local retail, medical offices, banks, and other retail and service uses." The primary land uses in Neighborhood Commercial consist of "Neighborhood Retail, Office" and secondary uses are "Civic and Institutional, Parks and Open Space."

Per Section 14.2.O.11 of the UDC, the intent of the Neighborhood Commercial (C-1) zoning district is "...to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential area. The intent of this District is to provide convenient neighborhood access to commercial services, and minimize undesirable impacts such as noise, traffic, and odors through performance standards."

Based on this information, the proposed Neighborhood Commercial (C-1) zoning district aligns with the Neighborhood Commercial PlaceType in the FLUM and Comprehensive Plan.

## C. The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;

**STAFF FINDING:** Rezoning the subject property from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) aligns with the City's commitment to promoting public health, safety, and general welfare. West Borgfeld Road is a minor arterial street that is designed to accommodate higher traffic volumes, which makes it suitable for commercial development. Additionally, the proposed C-1 zoning district is consistent with the Neighborhood Commercial PlaceType designated on the FLUM. Given that the FLUM serves as the community's visual guide for development decisions, this rezoning request supports the safe and orderly growth of the City.

## D. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and

**STAFF FINDING:** The proposed Neighborhood Commercial (C-1) zoning district would be compatible with the character of the surrounding area. The subject property is surrounded by C-1 zoning to the west and north, across W Borgfeld Road; Light Industrial (I-1) zoning to the east; and High Density Single-Family Residential (SF-6) zoning to the south. Any commercial use within the C-1 zoning district would be required to maintain compatibility with adjacent residential areas and adhere to the minimum lot design standards outlined in Article 14 of the UDC.

Lot Area Lot Width	Front	Rear	Side	Max Impervious	Maximum	
LOLAICA		Setback	Setback	Setback	Coverage	Height
None	50'	20'	20'	10'	70%	35'

## E. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.

**STAFF FINDING:** The commercial uses permitted by right and with a Conditional Use Permit (CUP) in the Neighborhood Commercial (C-1) zoning district are referenced in the table below per Section 13.2 of the UDC.

C-1 uses permitted by right	C-1 uses permitted with CUP
Administrative and Business Offices	Business Services
Artisan Sales	Business or Trade School
Artisan/Culinary Classes (Specialty	Farmers Market
Classes)	
Business Support Services	Fitness Studio/Health Spa
Consumer Repair Services	Local convenience Store (without fuel sales)
Financial Services	Local convenience Store (with fuel sales)
Food Sales; Grocery	Pet Services
General Retail Sales, Neighborhood Scale	Restaurant, Fast Food
Health Care Offices	Veterinary Services
Laundry Services, Laundry Mat	
Personal Services	
Professional Office	
Restaurant Convenience	
Restaurant, Neighborhood	

\*Subject to supplemental use regulations in Article 6 of the UDC.

The uses permitted in the proposed C-1 zoning district appear to be suitable for the property given its size (4.05 acres) and proximity to other commercial uses along West Borgfeld Road.



## B. Conduct a public hearing regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Public Hearing Item: 8B.
From	

Lindsey Walker, Planner I

PLANNING & ZONING COMMISSION ACTION: Conduct 1st Public Hearing

Discussion/Action and Recommendation regarding the above referenced petition

#### **PROPERTY INFORMATION:**

Project Name:	ZC-25-02
Owners:	SAMDEE Management, LLC
Representative:	Alex and Tiesha Hartman
Location/Area:	Dobie Blvd, 5.205 acres
Location:	South of the intersection of Borgfeld Rd and Dobie Blvd
Council Place:	2
Future Land Use:	Estate Residential
Existing <u>Zoning</u> :	Low Density Single-Family Residential (SF-2)
<b>Requested Zoning:</b>	Community Retail/Service (C-2)
Proposed Use:	Gym and Multi-Tenant Commercial

#### FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per <u>UDC</u> <u>Article 4.3.1.5</u>. Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The property is currently located within the Low Density Single-Family Residential (SF-2) zoning district. The subject property is surrounded to the north and west by properties also within the SF-2 zoning district. South is the Dobie Heights residential subdivision, zoned High Density Single-Family residential (SF-6). West of the property, across Dobie Boulevard, are residential properties zoned Neighborhood Commercial (C-1) and SF-2. Further west is Cibolo's Industrial district, Schneider Business Park. The applicant intends to build a 12,000-15,000 square foot building, allocating about 8,000 square feet to a gym and the remaining square footage to multi-tenant offices and businesses.

#### PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on February 23, 2025, and the City Website. Individual letters were sent by mail to 18 property owners within 200' of the site. To date, Staff has received one (1) in favor of and two (2) in opposition. Public Hearings were scheduled on March 12, 2025 (Planning & Zoning Commission) and on March 25, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the April 8, 2025, City Council meeting.

- 1. Recommend **Approval** to the Mayor and Council of the requested rezone of 5.205 acres of property located at Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050, from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2).
- 2. Recommend **Denial** to the Mayor and Council of the requested rezone, with findings.

#### STAFF ANALYSIS:

### Unified Development Code (UDC) Section 4.3.1.5 - Zoning Map Amendment Process Approval Criteria

In determining whether to approve, approve with modifications, or disapprove a proposed amendment, the Planning & Zoning and City Council shall consider the following: (*for reference*, <u>UDC</u> and <u>Comprehensive/Master Plan</u>)

## A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;

UDC Section 4.3.1.1 (Submittal Requirements) of the UDC states "an application for Zoning Map Amendment shall be deemed complete when the applicant or agent has provided on or before the application submittal date prescribed by the City Planner or designee":

- a. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- b. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- c. A copy of the current deed, indicating ownership and authority to file the application;
- d. A legal description of the property, whether by Lot and Block, or by metes and bounds;
- e. The full required fee for processing the application; and
- f. A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.

**STAFF FINDING:** The application meets the submittal requirements.

#### B. The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;

PlaceType: Estate Residential (pg. 40)

Land Use Considerations:

- Primary Land Uses: Single-Family Detached Homes, Cluster Development, Parks and Open Space
- Secondary Land Uses: Civic and Institutional
- Indicators and Assumptions: Lot size (range) 1/2 to 2 acres
- Example Locations:
  - Single-Family Detached Homes: Persimmon Drive (south of Green Valley Road)
  - Cluster Development: Spring Mesa in Arvada, CO

**STAFF FINDING:** The proposed zone change and uses are contrary to the designated PlaceType suggested on the Future Land Use Map. It is important to note that the Comprehensive Plan and FLUM serve as guidelines for development within the City.

## C. The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;

PlaceType: Estate Residential (pg. 40)

Character and Intent: Predominantly single-family housing on large lots located throughout the community. Residential uses are oriented with the front of the home facing the street and typically in a subdivision layout with access to some utilities. These kinds of lots may include farm and livestock uses. Cluster development, which involves the conservation of shared open space, natural areas, and scenic views, in exchange for smaller lot sizes, may be an alternative approach in certain circumstances.

**STAFF FINDING:** The Zoning Map Amendment will not promote the health, safety, or general welfare of the city and the safe and orderly development of the City as it conflicts with the character and intent of the PlaceType suggested for this property by the Comprehensive Plan.

## D. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and

### UDC Section 14.2.O.12. Community Retail/Service

a. Intent – The Community Retail/Service District is established to reinforce and reinvigorate downtown Cibolo's historical traditions and monuments. Town Center preserves the character, pedestrian scale, and architecture of the area surrounding Main Street by providing a limited range of business; creating a central, mixed-use destination environment for local: storefront retail, restaurants, lodging, family entertainment and evening entertainment venues including but not limited to live music, dance halls and bars.

b. Permitted uses - a mix of retail, office, entertainment and civic.

c. Specific uses – subject to Site Plan approval, office, retail and service uses which are compatible and designed in scale with Old Town Cibolo and a Town Center.

Lat Area Lat Midth	Front	Rear	Side	Max Impervious	Maximum		
	Lot Area	Lot Width	Setback	Setback	Setback	Coverage	Height
	None	70'	15'	15'	15'	70%	45'

**STAFF FINDING:** The lot complies with the minimum lot design requirements for the proposed C-2 zoning district. Further configuration of the proposed development will be determined during the review of the Site Plan.

## E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

UDC Section 13.2 Commercial Uses allowed by right and with a Conditional Use Permit (CUP).

C-2 uses allowed by right	C-2 allowed with CUP
Administrative and Business Offices	Adult/Community Group Home
Artisan Sales	Amusement Center
Artisan/ Culinary Classes (Specialty Classes)	Automotive Service Station *
Assembly	Business or Trade School
Clinic	Business Support Services
Club or Lodge	College and University Facilities
Consumer Repair Services	Commercial Off-street Parking
Cultural Services	Community Treatment Facility *
Day Care Services (Group)	Concrete/Asphalt Batching Plant (Temporary)
Financial Services	Convalescent Services

Food Sales; Grocery	Day Care Services (Family) *
General Retail Sales, Neighborhood Scale	Food Truck, Park
Health Care Offices	Group Care Facility
Laundry Services: Dry Cleaning	Hospital Services
Life Care Services *	Hotel-Motel
Local Utility Services	Indoor Entertainment
Personal Services	Indoor Sports and Recreation
Postal Facilities	Liquor Store **
Professional Office	Local Convenience Store (With Fuel Sales)
Restaurant, Convenience	Local Convenience Store (Without Fuel Sales)
Restaurant, Neighborhood	Nursery School
Safety Services	Park and Recreation Services
Administrative Services	Primary Educational Facilities
Bar/Micro Brewery **	Research and Development Services
Business Services	Restaurant, Fast Food
Farmers Market	Secondary Educational Facilities
Fitness Studio/ Health Spa	Service Station *
Food Truck, Ancillary	Transitional Homes, Rehabilitation Centers and Halfway Houses *
Outdoor Sports and Recreation (Light)	Transportation Terminal
Pet Services	Warehousing and Distribution
Veterinary Services	a.) Convenience Storage
*Cubicat to cumplom optal use reculations o	

\*Subject to supplemental use regulations of UDC Article 6.

**STAFF FINDING**: The proposed Fitness Studio/ Health Spa and Administrative and Business Offices uses are suitable for the proposed zoning district and the existing surrounding districts.



**Planning and Zoning Commission Staff Report** 

C. Conduct a public hearing regarding a Unified Development Code (UDC) amendment to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Public Hearing Item: 8C.
From	
Eron Spencer, Assistant Planning Director	

## **PRIOR CITY COUNCIL ACTION:**

N/A

## **BACKGROUND:**

N/A

## **STAFF RECOMMENDATION:**

N/A

## **FINANCIAL IMPACT:**

N/A

## MOTION(S):

N/A

**Attachments** 

UDC Amendment - Maintenance Bond Ordinance.pdf

# DRAFT

## AN ORDINANCE

AN ORDINANCE AMENDING CITY OF CIBOLO 2024 UNIFIED DEVELOPMENT CODE, SECTION 20.3.11 PUBLIC IMPROVEMENTS ACCEPTANCE/WARRANTY REQUIRED, C. PERFORMACE AND MAINTENANCE BONDS TO CLARIFY AND STREAMLINE REQUIREMENTS; PROVIDING FOR MAINTENANCE BOND REQUIREMENTS AND PROCEDURES; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION, AND CODIFICATION; DECLARING ADOPTION IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS,** the City Council finds the City of Cibolo, Texas (the "City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

**WHEREAS,** the City Council finds that 2024 Unified Development Code (UDC) does not clearly outline policies and procedures to govern the administration of infrastructure maintenance bonds; and

**WHEREAS,** the City Council seeks to ensure the UDC sufficiently governs the procedure for private development to dedicate public infrastructure for acceptance by the City; and

**WHEREAS,** the City Council finds that the UDC does not presently outline clearly the regulations and procedures to administer public infrastructure maintenance bonds ; and

**WHEREAS,** the City Council finds it necessary and proper to amend the Unified Development Code to include provisions for the requirement for a maintenance bond, redemption of a maintenance bond, release of a maintenance bond, and increasing maintenance period from (18) eighteen to (24) twenty-four months; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

**SECTION 1. Incorporating Recitals.** The City Council approves the recitals hereto and incorporates them herein as findings of fact as if recited verbatim.

**SECTION 2. Amendments.** The 2024 Unified Development Code of the City of Cibolo is hereby amended by amending 2024 UNIFIED DEVELOPMENT CODE, SECTION 20.3.11 Public Improvements Acceptance/Warranty Required, C. Performance and Maintenance Bonds, to provide as set forth in **Attachment A** attached hereto.

**SECTION 3. Severability.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

**SECTION 4. Repeal.** All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

**SECTION 5. Savings.** All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 6. Publication and Codification.** The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

**SECTION 7. Open Meeting Compliance.** The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

**SECTION 8. Penalty.** It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Hundred Dollars (\$200.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day in which any violation of this Ordinance occurs shall constitute a separate offense.

**SECTION 9. Effective Date.** This Ordinance will become effective upon the required newspaper publication.

PASSED, APPROVED, AND ADOPTED on this \_\_\_\_\_ day of March 2025.

Mark Allen, Mayor

ATTEST:

**APPROVED AS TO FORM:** 

Peggy Cimics, TRMC City Secretary Hyde Kelley LLP City Attorney

## ATTACHMENT "A"

## Section 20.3.11 Public Improvements Acceptance/Warranty Required

**A**. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained except as specified in this section.

## **B. Inspection and Acceptance of Public Improvements**

1. Inspection

Construction inspection shall be supervised by the City of Cibolo Construction Inspector or appointed City staff members. Construction shall be in accordance with the approved construction plans. Any significant change in design required during construction shall be made by the applicant's engineer and shall be subject to approval by the City Engineer. The applicant's engineer shall complete a preliminary inspection of the development or the unit of the development being presented for preliminary acceptance prior to requesting a preliminary acceptance inspection by the City Engineer and City staff. The applicant's engineer shall submit a signed and sealed letter to the City Engineer stating that the development or the unit of the development being presented for preliminary acceptance is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected. If the Construction Inspector or City staff finds upon conducting the preliminary inspection walk-through that any of the required public improvements have not been constructed properly and in accordance with the approved construction plans, the property owner shall be responsible for completing and/or correcting said public improvements prior to the applicant's engineer's requesting a second preliminary acceptance walkthrough. A fee shall be charged for each additional requested preliminary walk-through as described in the City of Cibolo Fee Ordinance.

## 2. Acceptance of Public Improvements

## a. Preliminary Acceptance (Part I)

i. When the City Engineer determines that public improvements have been installed in compliance with the approved construction plans, the developer may petition the City for preliminary acceptance of public improvements by completing Part I of the "Developer Petition for Acceptance of Public Improvements" shown in this UDC and forwarding it to the City in three (3) copies with required supporting documents as specified in the "Developer Petition for Preliminary Acceptance of Public Improvements."

ii. After recommendation(s) by the City Engineer, the City shall accept or reject the petition for preliminary acceptance of public improvements and said acceptance or rejection shall be final. The City may provide for conditional acceptance of public improvements provided that the applicant guarantees that all materials and workmanship are to be in accordance with the approved plans and specifications prescribed by the City and to correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City in accordance with Final Acceptance as specified below.

iii. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

iv. In conjunction with the submittal of the Preliminary Acceptance instrument, the applicant shall submit the following:

- Two (2) hard copies of the following items: construction plans approved by the City
- Engineer, As-Built construction plans certified by a registered P.E., field density and
- material source tests by a recognized testing laboratory and a geotechnical report;
- **DVD** <u>a digital</u> and complete log of the televised sewer line inspections completed after the mandrel, vacuum and pressure tests;
- Acceptance letters from all utility providers;
- Itemized Construction Cost report;
- Pre-walk Punch list (provided by project Engineer);

Copy of recoded Final Plat;

- Image: Maintenance Bond per UDC Article 20.6; and
- 2 A <del>DVD</del> <u>digital</u> with AutoCAD and PDF's of all items on the above list.
- b. Final Acceptance (Part II)

i. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 90% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City. ii. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final acceptance inspections to determine that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

iii. When the City Engineer determines that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure or any other deficiencies having arisen from the effective date of the Cibolo Unified Development Code acceptance of the petition for preliminary acceptance, the petition shall be forwarded to the Planning and Engineering Director for final acceptance of the public improvements. The effect of approval of a petition for final acceptance of public improvements by the City shall be the assumption of the responsibility for maintenance of the public improvements by the City.

iv. A warranty Period of <del>eighteen (18</del>) <u>twenty-four</u> months is to be maintained for public improvements

Final Acceptance per the developer/owner unless otherwise modified per City Engineer.

i. In the event required plans and/or specifications have not been complied with during either Phase I or Phase II of the public infrastructure inspection and acceptance processes, the City Engineer will so inform the developer in writing listing each discrepancy requiring correction.

A copy of said notice to the developer shall be forwarded to the Planning and Engineering Director;

ii. When all listed discrepancies have been corrected, the owner shall request reinspection by after the City Engineer and Construction Inspector. The developer shall pay all re-inspection costs prior to acceptance;

 iii. When inspection or re-inspection determines that all plans and specifications have been complied with, the City Engineer shall complete the final acceptance certificate shall forward three (3) copies with supporting information to the Planning and Engineering Director for consideration for approval.

d. An affidavit from the applicant stating that to the best of their information and belief, the contractor(s) has complied with the regulations contained in this Article.

e. Prior to Final Acceptance of any public improvements, "As Built" plans shall be submitted to the City.

## C. Performance Bond, <del>Maintenance Bond, Warranty</del> and Maintenance Bonds<del>., and</del> Preliminary/Final Acceptance Forms

1. In Section 20.6 of this UDC are the forms for Performance, Maintenance and Warranty Maintenance Bonds and Preliminary and Final Acceptance instruments submitted for all public improvements.

2. For each of these instruments, the developer shall submit three (3) original signature copies. Upon execution of each instrument, the owner/developer will receive an original executed copy.

3. Performance and Maintenance Maintenance and Warranty Bonds may only be released by an affirmative action on the part of the City Engineer and/or Planning and Engineering Director.

4. The developer or owner shall covenant to warranty the required public improvements for a period of 18 months in the case of Preliminary Acceptance and Final Acceptance following acceptance by the City of all required public improvements and shall provide a maintenance bond in the amount of twenty-five (25%) percent, with a minimum amount of \$25,000, of the costs of the improvements for such period. All improvements located within an easement or right-of-way shall be bonded

3. A Maintenance Bond is required to ensure streets, street signs, underground utilities, required drainage structures and all other construction are maintained to the satisfaction of the City for a certain period of time after Public Improvements have been constructed.

A maintenance bond shall be executed by a surety company authorized to do business in the State of Texas and made payable to the City.

Maintenance Bond Amount – The Maintenance Bond shall be equal to twenty (20) percent of the estimated cost of streets, street signs, utilities, drainage structures and all other subdivision public infrastructure.

<u>Periodic Inspections – Periodic inspection of streets, street signs, utilities, drainage</u> <u>structures and all other subdivision public infrastructure, for which the maintenance bond</u> <u>is held will be made by the City Engineer during the period of liability covered by the</u> <u>maintenance bond</u>.

**City Redemption of Maintenance Bond** – In the event any or all of the streets, street signs, utilities, drainage structures and all other subdivision public infrastructure are not maintained in a good state of repair, the owner will be so advised in writing, and, if after a

reasonable time, he or she failed or refused to repair said items, the maintenance and repair of public improvements shall be completed by the City using the Maintenance Bond provided.

## **Request for Maintenance Bond Release**

<u>The developer may request the release of the maintenance bond two (2) years from the</u> <u>date the City Engineer issues a Letter of Final Acceptance.</u>

The developer who posted the original Maintenance Bond shall submit a written request to the City Engineer to release the maintenance bond.

<u>The request shall include a copy of the Letter of Final Acceptance and a set of record</u> <u>drawings).</u>

The City Engineer will be responsible for authorizing release of the maintenance bond.

Release of the maintenance bond shall depend on the condition of Public Improvements during the Two-Year Maintenance Inspection

## **Two-Year Maintenance Inspection**

Two (2) years from the date that the Maintenance Bond became effective, a two (2) year maintenance inspection shall be performed by the City Engineer to ensure all of the streets, street signs, underground utilities, required drainage structures and all other construction have been maintained to City specifications and are in a good state of repair.

If the two (2) year maintenance inspection finds that all improvements are completed, in good repair, and in conformance with City standards, the City Engineer shall issue authorization to release the maintenance bond; or,

If the two (2) year maintenance inspection finds that all or some of the Public Improvements fail to comply with the City's standards and specifications, the City shall have the authority to enforce the Maintenance Bond or financial surety posted by the developer to ensure Public Improvements are maintained or brought up to the City's standards.



### A. Discussion/Action regarding the Final Plat of Cibolo Farms Unit 3.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Discussion/Action Items Item: 9A.
From	
Lindsey Walker, Planner I	

PLANNING & ZONING COMMISSION ACTION: Discussion/Action and Recommendation of the above referenced petition

#### **PROPERTY INFORMATION:**

Project Name:	PC-25-07-FP
Owner:	Lennar Homes of Texas Land and Construction, LTD.
<b>Representative:</b>	Mary Stewart, KCI Technologies
Area:	20.117 acres
Location:	South of Green Valley Rd.
<b>Council District:</b>	ETJ
Zoning ( <u>map</u> ):	N/A ETJ
Proposed Use:	97 Residential Lots, 8 open space lots, 3 drainage/open space lots
<b>Utility Providers:</b>	Sewer/Water City - GVSUD and Electricity – GVEC

#### FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.5, 'Final Plat', The one official and authentic map of any given subdivision of land prepared from the actual field measurement and staking of all identifiable point by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references.

The Cibolo Farms development is located outside City Limits in the Extra-Territorial Jurisdiction (ETJ). This Final Plat establishes Unit 3, approximately 20 acres in size consisting of 97 residential lots, 8 open space lots and 3 drainage/open space lots.

An amended Land Study for this development was approved in 2021. Construction plans and the Preliminary Plat for this unit were approved in October of 2024.

#### STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes 3,912 linear feet of privately maintained roadway. Sixty feet of right-of-way are being dedicated on planned streets of Brazoria, Inks Lake, Lake Meredith, Balmorhea, Nails Creek and Bentsen Rio.

A Traffic Impact Analysis (TIA) Report was initially submitted to the city for review from the first phase of development. "As the TIA report is dated in 2018 and exceeds the 5-year expiration. Per section '18.13.B. – TIA requirement' of the 2024 January Cibolo UDC." An updated TIA or confirmation of the initial submittal date if later than 2018 must be provided.

#### UTILITIES:

Construction plans for the utility and roadway improvements have been approved. GVSUD will serve as the provider of water and sewer for this development. GVEC will serve as the electric provider.

#### DRAINAGE:

The drainage plan submitted was reviewed and approved by the City Engineer's office. The report indicates that drainage mitigation in Unit 3 will utilize a detention pond in Unit 1 of the subdivision.

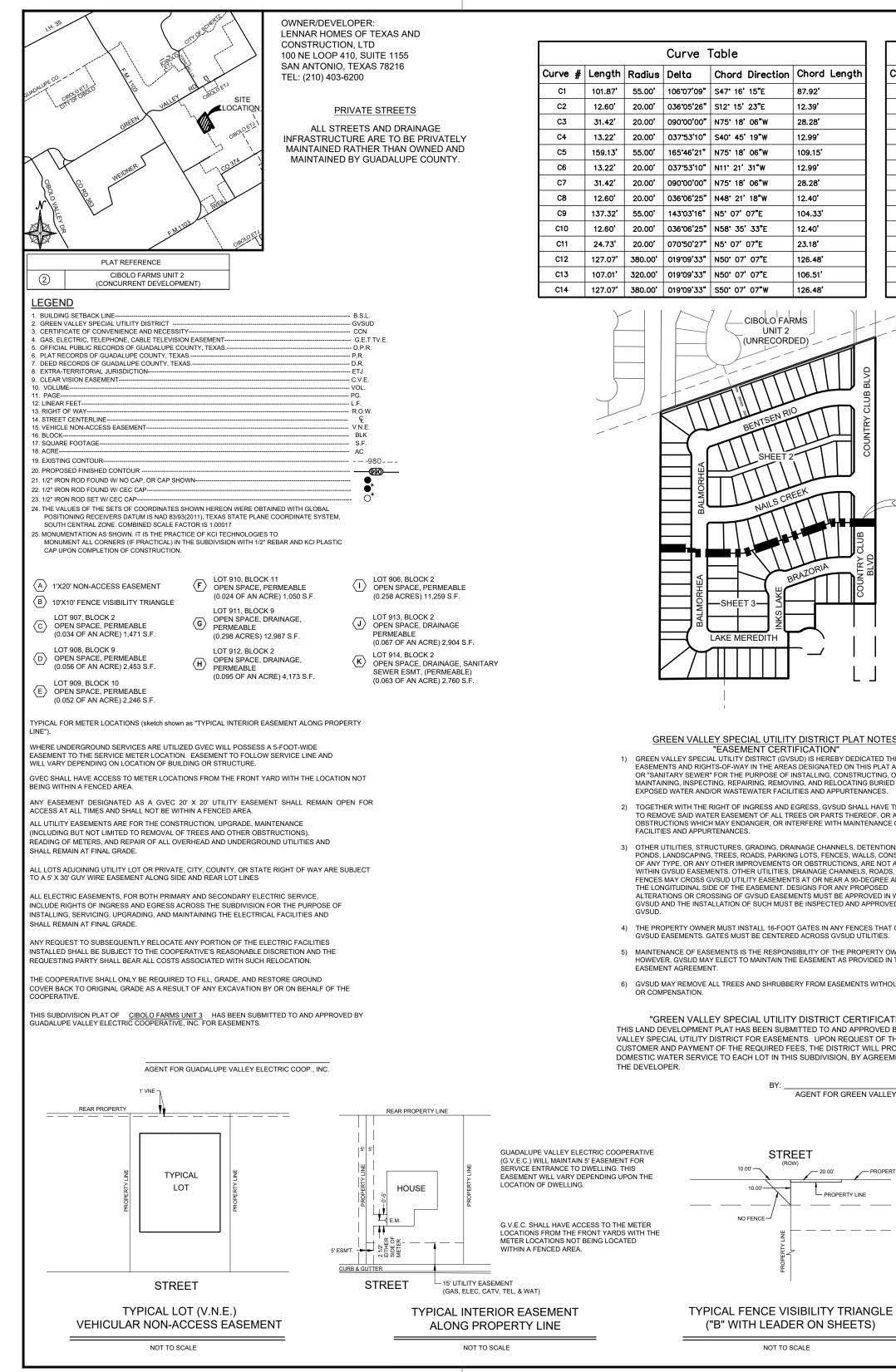
#### STAFF RECOMMENDATION:

Outstanding plat comments include providing an updated TIA report, confirming right-of-way dedication callouts, and correcting minor errors, such as formatting and updating the signature blocks.

Staff and the City Engineer reviewed the plat and associated documents. Per the attached memo, there are comments pending. Therefore, Staff recommends DENIAL of this Final Plat at this time.

#### **Attachments**

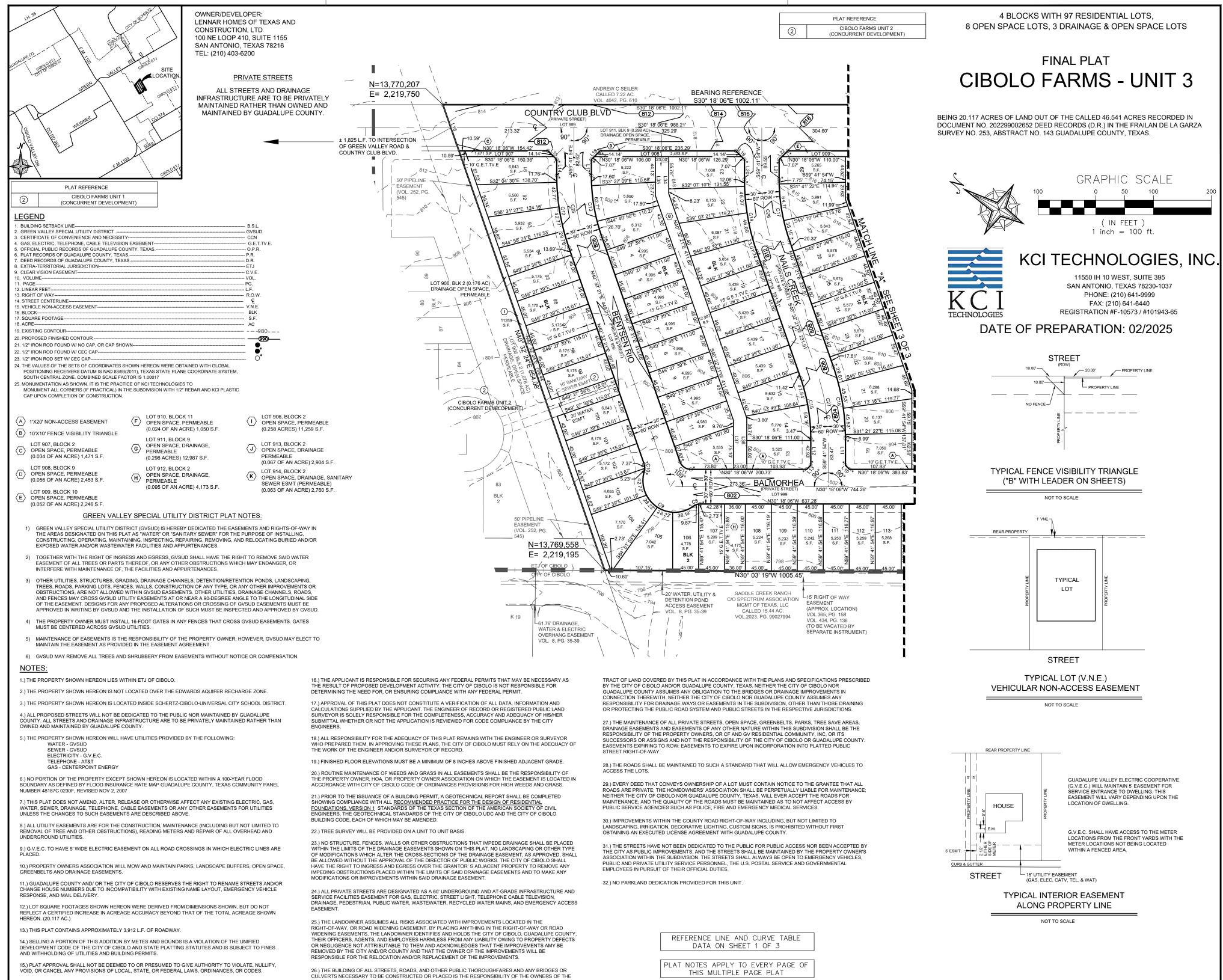
<u>Plat</u> <u>Application & Narrative</u> <u>City Engineer's Letter</u> <u>Property Information Map</u>



							ן	8 OPEN SPACE LOTS, 3 DRAINAGE & OPEN SPACE LOTS
			<b>_</b>	Curve	1			
d Length	Curve #	-			Chord Direction			FINAL PLAT
	C15 C16	107.01' 127.07'	320.00' 380.00'	019*09'33"		106.51' 126.48'		
	C17	107.01'	320.00'	019'09'33"		106.51'		CIBOLO FARMS - UNIT 3
	C18	127.07'	380.00'	019*09'33"		126.48'		
,	C19	107.01'	320.00'	019*09'33"	S50° 07' 07"W	106.51'		
	C20	11.85'	20.00'	033*56'14"	S57° 30' 27"W	11.67'		BEING 20.117 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRAILAN DE LA GARZA
	C21	133.16'	55.00'	138•42'54"		102.94'		SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.
,	C22 C23	11.85' 24.73'	20.00' 20.00'	033*56'14" 070*50'27"		11.67' 23.18'		
	C23	12.60'	20.00'	036°05'26"		12.39'		1.0
	C25	117.04'	350.00'	019'09'33"		116.49'		
,	C26	117.04'	350.00'	019*09'33"	S50° 07' 07"W	116.49'		GRAPHIC SCALE
,	C27	117.04'	350.00'	019*09'33"	S50° 07' 07"W	116.49'		
,	C28	117.04'	350.00'	019*09'33"	S50° 07' 07"W	116.49'		
	/ /	/						(IN FEET)
								1 inch = 100 ft.
				_ L	_ine Table			KCI TECHNOLOGIES, INC.
BLVD				Line L	Length Direction	Line Length	Direction	11550 IH 10 WEST, SUITE 395
LUB				L1	80.00' \$59°41'54"W	L21 34.55'	N59°41'54"E	SAN ANTONIO, TEXAS 78230-1037
C ≥				L2	95.10' \$30°18'06"E	L22 21.21'	S75°18'06"E	KCI PHONE: (210) 641-9999 FAX: (210) 641-6440
OUNTRY					60.00' \$59°41'54"W	L23 21.21'	S14°41'54"W	TECHNOLOGIES REGISTRATION #F-10573 / #101943-65
col					42.17' \$59°41'54"W 115.00' \$30°18'06"E	L24 27.62' L25 27.62'	S59°41'54"W S59°41'54"W	DATE OF PREPARATION: 02/2025
					10.00' \$75°18'06"E	L25 27.62 L26 21.21'	N75°18'06"W	DATE OF THE ANATION, UZ/ZUZJ
					7.58' N59°41'54"E	L27 100.00'	N30°18'06"W	STATE OF TEXAS COUNTY OF GUADALUPE
	MATCH L	INE "A"		L8	60.00' S30°18'06"E	L28 80.00'	S59°41'54"W	THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED
					10.00' S14°41'54"W	L29 37.38'	S59°41'54"W	AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES
CLUB					10.00' N14°41'54"E 46.39' N59°41'54"E	L33 44.65' L34 64.01'	N59°41'54"E	AND CONSIDERATIONS THEREIN EXPRESSED.
2 2					46.39' \$59°41'54"W	L35 67.89'	S59°41'54"W	
				L13	10.00' N75°18'06"W	L36 88.74'	N59°41'54"E	LENNAR HOMES OF TEXAS AND CONSTRUCTION, LTD 100 NE LOOP 410, SUITE 1155
COUL				L14	27.62' N59°41'54"E	L37 84.86'	S59°41'54"W	SAN ANTONIO, TEXAS 78216
					21.21' N14°41'54"E	L38 4.79'	S30°18'06"E	BY: RICHARD MOTT
					84.69' N40°32'24"E 27.62' N59°41'54"E			STATE OF TEXAS
					21.21' \$75°18'06"E			COUNTY OF GUADALUPE
				L19	21.21' \$14°41'54"W			BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LJ				L20	34.55' \$59°41'54"W			
								TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
								GIVEN UNDER MY HAND & SEAL OF OFFICE THIS DAY OF
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GVSUD SHALL HAV								
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			HEREAS,	(NAME OF COF		, ACTING BY AND THRO	UGH THE UNDERSIGNED,	DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY COUNCIL OF THE CITY OF CIBOLO.
HANNELS, DETENT FENCES, WALLS, C	ONSTRUCTION				ENT, IS THE SOLE OWNER		LOCATED IN	
RUCTIONS, ARE NO E CHANNELS, ROA NEAR A 90-DEGRE	DS, AND		HE					REGISTERED PROFESSIONAL ENGINEER
OR ANY PROPOSE	D				AND ABSTRACT NUMBER	,		MARY P. STEWART
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IN ANY FENCES TH				, PAG PARTICULARL	GE OF THE DEE Y DESCRIBED AS FOLLOW		ALUPE COUNTY, TEXAS, AND	
SS GVSUD UTILITIE								NOTARY PUBLIC IN AND FOR THE
OF THE PROPERTY IENT AS PROVIDED								STATE OF TEXAS
M EASEMENTS WIT	HOUT NOTICE	PI	LANNING AN	D ZONING CON	R <u>MS UNIT 3</u> HAS BEEN SU MMISSION OF THE CITY C		SIDERED BY THE IS HEREBY APPROVED BY	
		SI	UCH COMMI	SSION.		·		STATE OF TEXAS
RICT CERTIFIC	ATE"	D	ATED THIS		_ DAY OF	, A.D.,	2024	COUNTY OF GUADALUPE
TO AND APPROVE	ED BY GREEN	В	Y:	CHAIR		BY:	VICE-CHAIR	I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
E DISTRICT WILL F	PROVIDE	т	HIS PLAT OF		RMS UNIT 3 HAS BEEN SU			
IVISION, BY AGRE					CIBOLO, TEXAS, AND IS HE			REGISTERED PROFESSIONAL LAND SURVEYOR
		D	ATED THIS		DAY OF	, A.D.,	2024	SWORN TO & SUBSCRIBED BEFORE ME THE DAY OF A.D., 2024.
FOR GREEN VAL	LEY S.U.D.	B	Y:			BY:		
				MAYOR			CITY SECRETARY	
								NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
20.00' PROF	PERTY LINE							STATE OF TEXAS COUNTY OF GUADALUPE
PROPERTY LINE								APPROVED ON THIS THE DAY OF, 2024, BY THE
								CITY ENGINEER, CITY OF CIBOLO, TEXAS
								CITY ENGINEER, CITY OF CIBOLO
TY TRIANGL	.E							

4 BLOCKS WITH 97 RESIDENTIAL LOTS,

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT





15.) PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE, NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.

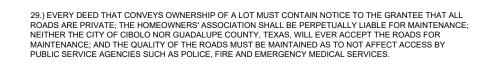
26.) THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE



REFERENCE LINE AND CURVE TABLE DATA ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT





30.) IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO

OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.

EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

32.) NO PARKLAND DEDICATION PROVIDED FOR THIS UNIT.

LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST

PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL

31.) THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY

THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES,

RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING RESPONSIBILITY OF THE PROPERTY OWNERS, OR CF AND GV RESIDENTIAL COMMUNITY, INC, OR ITS

OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS. 27.) THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE FASEMENTS AND FASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE

TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NO/OR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN

(0.533 AC.) 80' G.E.T.TV.E & SANITARY

SEWER, WATER, & DRAINAGE ESM'T. EASEMENT TO EXPIRE

JPON INCORPORATION OF AN

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N30° 18' 06"W 290.00'

C2.

-1 38

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/N30° 18' 06"W 115.00'

8 5,520 CL S.F.

N30° 18' 06"W 115.00

97 5,520 **X a** S.F. **B** 

115.00 N30° 18' 06"W

2760 S.F.

S.F.

N30° 18' 06"W 115

15.40° + 5,007 ₹13.21'♀ S.F.

 $\langle \mathbf{K} \rangle$ 

-15 40

SADDLE CREEK RANCH 8

BLOCK 33, LOT 16

0.31 AC

>+ 19.65

(0.238 AC.) VARIABLE WIDTH G.E.T.TV.E & SANITARY SEWER, WATER, & DRAINAGE ESMT. EASEMENT TO EXPIRE UPON INCORPORATION OF ANY PORTION INTO PLATTED

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(0.238 AC.)

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6,937 S.F.

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6,691 S.F.

 $\langle \mathbf{A} \rangle$ 

58 40'

LOT 999

5,462

5,463 S.F.

119

PERMEABL

ACCESS THE LOTS.

L15' RIGHT OF WAY

VOL.365, PG, 158

VOL. 434, PG. 136

(APPROX. LOCATION)

EASEMENT

2 14\_

SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY EASEMENTS EXPIRING TO ROW: EASEMENTS TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.

28.) THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO

N 9,592 N=13,768,688 121 E= 2,219,698 8,058 BLOCK 33 LOT 90 FT DRAINAGE & UTILITY ESMNT 0.9151 AC 5GB-1 LLC

30' EASEMEN GUADALUPE VALLEY ELECTRIC CO., INC.

15' UTILITY EASEMENT

N=13,769,342

E= 2,220,256

LENNER HOMES OF TEXAS LAN

AND CONSTRUCTION LTD

VOL. 2022, PG. 99002652

CALLED 42.2490 AC

30' ÉASEMENT

O.P.R

24' SANITARY

0.9151 AC

EWER ESM'T

BLOCK 33 LOT 905 35 FT DRAINAGE & UTILITY I

5GB-1 LLC

0.29 AC

DDLE CREEK RANCH 8 BLOCK 33, LOT 22

GUADALUPE VALLEY ELECTRIC CO., INC.

DOC No. 2017024801

VOL. 839, PG. 104,

▶ | | <sup>0.P.R.</sup>

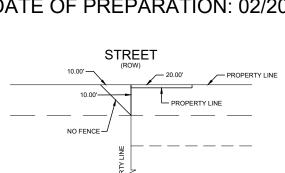
DOC No. 2017024801, O.P.R

## GRAPHIC SCALE ( IN FEET ) 1 inch = 100 ft.KCI TECHNOLOGIES, INC 11550 IH 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230-1037

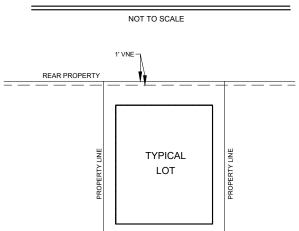
PHONE: (210) 641-9999 FAX: (210) 641-6440

REGISTRATION #F-10573 / #101943-65

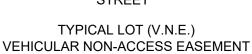
## DATE OF PREPARATION: 02/2025



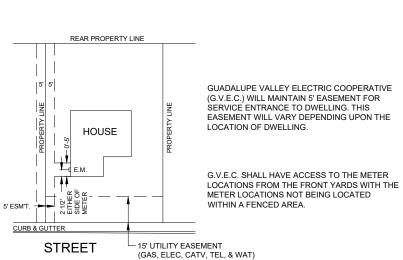
TYPICAL FENCE VISIBILITY TRIANGLE ("B" WITH LEADER ON SHEETS)



STREET



NOT TO SCALE



**TYPICAL INTERIOR EASEMENT** ALONG PROPERTY LINE

NOT TO SCALE

## 4 BLOCKS WITH 97 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, 3 DRAINAGE & OPEN SPACE LOTS

**FINAL PLAT** 

**CIBOLO FARMS - UNIT 3** 

BEING 20.117 ACRES OF LAND OUT OF THE CALLED 46.541 ACRES RECORDED IN DOCUMENT NO. 202299002652 DEED RECORDS (D.R.) IN THE FRAILAN DE LA GARZA

SURVEY NO. 253, ABSTRACT NO. 143 GUADALUPE COUNTY, TEXAS.



4

City of Cibolo Planning Department

201 Loop 539 W/P.O. Box 826 Cibolo, TX 78108 Phone: (210) 658 - 9900

## **UNIVERSAL APPLICATION - FINAL PLAT**

Please fill out this form completely, supplying all necessary information and documentation to support your request. Please use a separate application for each submittal. Your application will not be accepted until the application is completed and required information provided.

Project Name:	Cibolo Farms Unit	3					
<b>Fotal Acres:</b>	20.117 AC	Survey Name: J.M. Cadena Surv	vey No.254, Frailan De L	a Garza Survey No.	253, I.&.G.N.R.R. CO.	Abstract No	.: 93, 143, & 188
Project Locat	ion (address):	approximately 3/4 of a mile S	E of the intersect	ion of FM1103	and Green Valle	y Rd.	
Current Zoning:	ETJ		Overlay:	None	Old Town	🗌 FM 78	
Proposed Zoning:	ETJ		# of Lots:	97		# of Units:	4
Please Ch	oose One: 🔳	Single-Family	 Multi-Family		 Commercia		] Industrial
		Other					
Current Use:	Agriculture		_	Т	otal Proposed	Square Footage	2:
Proposed Use:	Single Family						(Commercial/Industrial only)
Applicant Inform	mation:						
Property Owner	Name:	Lennar Homes of Texas Lanc	d and Constructio	n, LTD.			
Address:	100 NE Loop 410	, Ste. 1155				City	y: San Antonio
State:	Texas	Zip Code: 78216		_	Phone:	(210) 403-6200	
Email:	richard.mott@len	nar.com			Fax:		
	fferent than Owner)	:					
* Letter of Autho Address:	prization required					City	y:
State:		Zip Code:			Phone:		
Email:					Fax:		
Representative:	KCI Technologies	s (Contact: Mary Stewart)					
Address:	2806 West Bitters	Road, Suite 218				City	y: San Antonio
State:	Texas	Zip Code: 78248		_	Phone:	(210) 641-9999	
Email:	mary.stewart@kc	i.com			Fax:		
Authorization:	By signing this appl	lication, you hereby grant Staff ac		erty to perform	work related to yo	our application.	City of Cibolo Use Only
R	A Aran N	Owner or Representative's Sign	nature				Total Fees
		Typed / Printed Name				•	Payment Method
itate of	TEVAS						Submittal Date
County of	BEXAR						
Before me,	STR	REPAEN TILGHMAN Name of Notary Public		_, on this day p	ersonally appeare	d	Accepted by
Rich	Name of sig	-	, to be the pers	on(s) who is/ar	e subscribed to the	2	
		gner(s) to me that he/she/they executed	d the same for the	purposes and o	onsideration there	ein expressed.	Case Number
Given	under my hand and	io	day of	SALAY CHIL	STEPHEN TIL Notary Public, Sta	ate of Texas	_
	Notar	YPublic Signature		THE OF THE	Comm. Expires (Notary Seal) Notary ID 13		Page 1 of 3



ISO 9001:2015 CERTIFIED ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS 2806 W. Bitters Road, Suite 218 • San Antonio, Texas 78248 • Phone (210) 641-9999

August 28, 2024

City of Cibolo Public Works Department Attn: Grant Fore 200 S. Main St. Cibolo, Texas 78108

Subject: Cibolo Farms Unit 3 (Final Plat)

KCI Technologies is submitting the Cibolo Farms Unit 3 Final Plat for review to City of Cibolo. This plat is part of the Schulmeier-Seiler Tract Land Plan Study (Amended Aug. 2021). This plat will have ~3940 LF of Street, 97 single-family residential lots, 8 open space lots, 3 drainage & open space lots.

Should you have any questions or need additional information, please contact me at your earliest convenience.

Sincerely,

m P. Str

Mary P. Stewart, P.E. Regional Practice Leader <u>mary.stewart@kci.com</u> Texas Firm Registration Numbers Engineering F-10573 & Surveying 101943-65



February 25, 2025

On behalf of the:

City of Cibolo Attn: Lindsey Walker 200 S. Main Street Cibolo, Texas 78108 C F C / S OF C X A 5 F E X A 5

Re: Final Plat Review Cibolo Farms U3 (PC-25-07-FP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

General Note -

1. Please include as part of your resubmittal a comment response letter addressing all comments.

<u>Sheet 1 of 3 –</u>

- 1. Please Confirm the date the TIA Report was initially submitted to the city for review from the first phase of the development. As the TIA report is dated in 2018 and exceeds the 5-year expiration. Per Section "18.13.B. TIA Requirement " of the 2024 January Cibolo UDC.
- 2. Update all signature blocks to reflect 2025.

## <u>Sheet 2 of 3 –</u>

- 1. Confirm leaders for 15' ROW callout are correct as shown in marked up plat.
- 2. Reference appears to be for Unit 2 and not Unit 1. Confirm and update as needed.



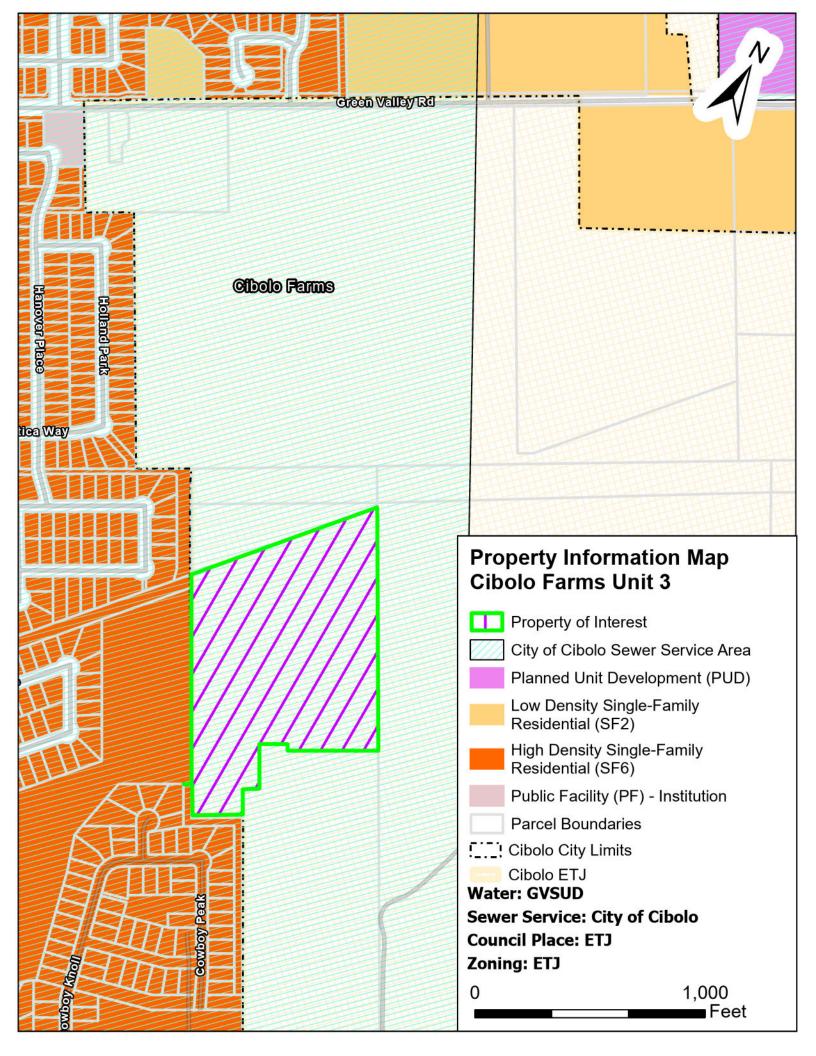
### <u>Sheet 3 of 3 -</u>

- 1. Fix any and all text conflicts as shown in marked up plat.
- 2. Confirm leaders for 15' ROW callout are correct as shown in marked up plat.
- 3. Reference appears to be for Unit 2 and not Unit 1. Confirm and update as needed.

Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E. Plan Reviewer for the City of Cibolo





**Planning and Zoning Commission Staff Report** 

### B. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3 Street Extension.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Discussion/Action Items Item: 9B.
From	
Lindsey Walker, Planner I	

PLANNING & ZONING COMMISSION ACTION: Discussion/Action and Recommendation of the above referenced petition

#### **PROPERTY INFORMATION:**

Project Name:	PC-25-08-FP
Owner:	Lennar Homes of Texas Land and Construction, LTD.
Representative:	Cude Engineers
Area:	1.09 acres
Location:	Near Intersection of Weil Road and Lazy Acres Lane
Council Place:	ETJ
Zoning ( <u>map</u> ):	ETJ
Proposed Use:	776 Linear Feet of roadway
Utility Providers:	Water, Sewer – GVSUD, Electricity - GVEC

#### FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.5 'Final Plat': The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references.

The Grace Valley development is located outside City Limits in the Extra-Territorial Jurisdiction (ETJ). This plat establishes an approximate 776 Linear Foot extension of Wyatt Way to the northwestern limits of the overall Grace Valley Subdivision. The Preliminary Plat was approved on February 27, 2024.

#### STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes 776 Linear Feet of roadway.

### UTILITIES:

GVSUD is the Water and Sewer provider for this development. GVEC is the Electric provider.

#### DRAINAGE:

The drainage plan complies with the approved master drainage study.

#### PARKLAND:

The required Parkland was previously dedicated in other units of this development.

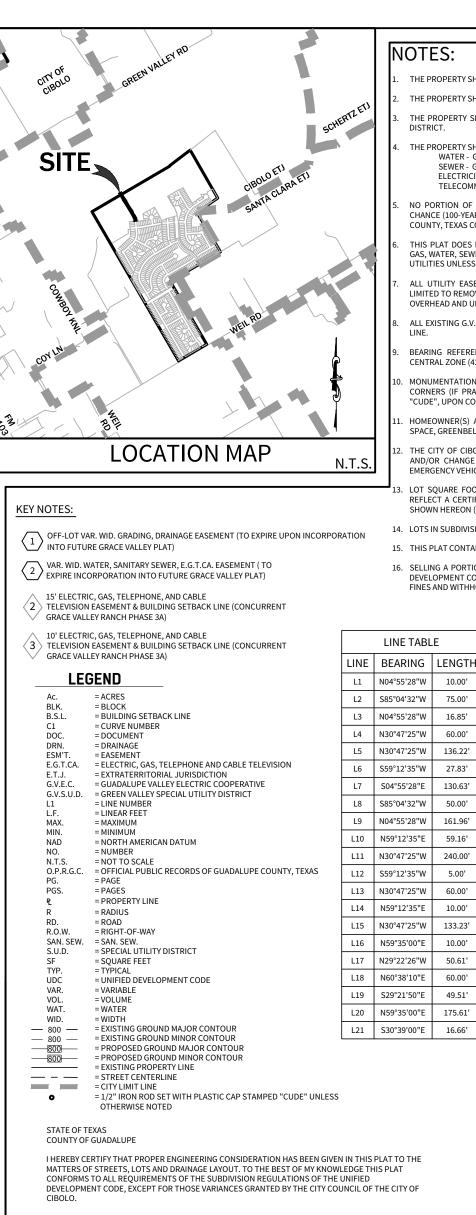
#### **STAFF RECOMMENDATION:**

Outstanding plat comments include confirming total acreage and correcting minor errors, such as formatting and freezing improvements shown on the plat.

Staff and the City Engineer reviewed the plat and associated documents. Per the attached memo, there are comments pending. Therefore, Staff recommends DENIAL of this Final Plat.

#### **Attachments**

<u>Plat</u> <u>Application</u> <u>Narrative</u> <u>City Engineer's Letter</u> <u>Property Information Map</u>



REGISTERED PROFESSIONAL ENGINEER

JEFFREY A. MCKINNI

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL

REGISTERED PROFESSIONAL LAND SURVEYOR

YURI V. BALMACEDA WHEELOCK, R.P.L.S.

CUDE ENGINEERS

4122 POND HILL RD. • SUITE 101

SAN ANTONIO, TEXAS 78231 TEL 210.681.2951 • FAX 210.523.7112

WWW.CUDEENGINEERS.COM

TBPE REGISTERED ENGINEERING

FIRM #455 TBPELS #10048500

PROJECT # R03346.014

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF

SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF

STATE OF TEXAS COUNTY OF GUADALUPE

CUDE

**CONTACT:** JEFFREY MCKINNIE, P.E.

## NOTES:

- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO, ETJ.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING WATER - GVSUD SEWER - GVSUD

ELECTRICITY - G.V.E.C.

- NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 1% ANNUAL CHANCE (100-YEAR) FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PARCEL NUMBER 48187C 0230F, REVISED NOVEMBER 2, 2007.
- HIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES
- ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT. 15' EACH SIDE OF
- BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204), NAD 83 (2011).
- MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CUDE ENGINEERS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND PLASTIC CAPS STAMPED 'CUDE", UPON COMPLETION OF CONSTRUCTION.
- HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS
- THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY
- LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON (1.09 Ac.).
- 14. LOTS IN SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE.
- THIS PLAT CONTAINS APPROXIMATELY 776 L.F. OF ROADWAY

5.00'

10.00'

50.61'

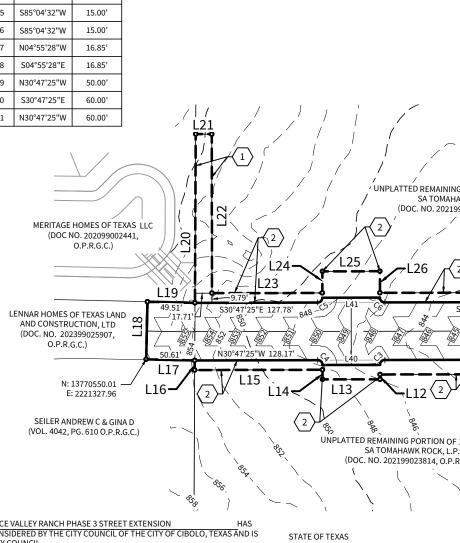
\_, A.D., 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

16. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS

LINE TABLE				
LINE	BEARING	LENGTH		
L22	S59°13'04"W	165.57'		
L23	S30°47'25"E	115.00'		
L24	N59°14'15"E	22.49'		
L25	S30°47'25"E	60.00'		
L26	S59°14'15"W	22.49'		
L27	S30°47'25"E	235.00'		
L28	N59°12'35"E	45.00'		
L29	S30°47'25"E	60.00'		
L30	S59°12'35"W	45.00'		
L31	S30°47'25"E	115.00'		
L32	N59°12'35"E	5.00'		
L33	S30°47'25"E	16.22'		
L34	S04°55'28"E	26.85'		
L35	S85°04'32"W	15.00'		
L36	S85°04'32"W	15.00'		
L37	N04°55'28"W	16.85'		
L38	S04°55'28"E	16.85'		
L39	N30°47'25"W	50.00'		
L40	S30°47'25"E	60.00'		
L41	N30°47'25"W	60.00'		

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	155.00'	25°51'57"	69.97'	N17°51'27"W	69.38'
C2	245.00'	25°51'57"	110.60'	S17°51'27"E	109.67'
C3	5.00'	90°00'00"	7.85'	N75°47'25"W	7.07'
C4	5.00'	90°00'00"	7.85'	N14°12'35"E	7.07'
C5	5.00'	90°00'00"	7.85'	S75°47'25"E	7.07'
C6	5.00'	90°00'00"	7.85'	S14°12'35"W	7.07'
C7	5.00'	90°00'00"	7.85'	S75°47'25"E	7.07'
C8	5.00'	90°00'00"	7.85'	S14°12'35"W	7.07'
C9	230.00'	25°51'57"	103.83'	N17°51'27"W	102.95'
C10	170.00'	25°51'57"	76.75'	N17°51'27"W	76.10'



EEDA WHEELOCK, R.P.L.S.	THIS PLAT OF GRACE VALLEY RANCH PHASE 3 STREET EXTENSION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS AND IS HEREBY REVISED BY SUCH CITY COUNCIL.				
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	DATED THIS DAY OF	, A.D., 2025.	THE OW AGENT, I AN ENC		
E ENGINEERS	BY: MAYOR	BY: CITY SECRETARY	WATERCO CONSIDE OWNER/		
HILL RD. • SUITE 101 DNIO, TEXAS 78231 951 • FAX 210.523.7112	THIS PLAT OF       GRACE VALLEY RANCH PHASE 3 STREET EXTENSION       HAS         BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF       CIBOLO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.				
DEENGINEERS.COM TERED ENGINEERING FIRM #455	DATED THIS DAY OF	, A.D., 2025.	PHONE: (		

VICE CHAIR

CHAIR BY:\_\_\_\_

## OF BEXAR

DURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND RATION THEREIN EXPRESSED HAWK ROCK, LP.

EST AVE., SUITE 100 TONIO, TEXAS 78213 IZED AGENT: BLAKE YANTIS (210) 764-9575

OR CODES

- THE CITY ENGINEERS

- **TELECOMMUNICATION AT&T AND SPECTRUM**

#### 17 PLAT APPROVAL SHALL NOT BE DEEMED TO OP PRESUMED TO GIVE AUTHORITY TO VIOLATE NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES,

#### 18. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY S THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.

19. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY

20. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

21. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATE ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE EACH OF WHICH AS MAY BE AMENDED. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, NATURAL GAS, TELEPHONE, CABLE, INTERNET, AND SECURITY SYSTEMS, SHALL BE LOCATED IN THE FRONT YARD, SHALL BE INSTALLED UNDERGROUND AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS FOR SUCH SYSTEMS. ANY UTILITIES REQUIRED TO BE PLACED ABOVE GROUND MUST BE PLACED ON STEEL POLES OR ANOTHER MATERIAL WITH COMPARABLE STRENGTH AND DURABILITY, AS APPROVED BY THE CITY ENGINEER AND AFFECTED UTILITY PROVIDER. MEETING THE REQUIREMENTS OF THE CITY AND THE APPLICABLE UTILITY PROVIDER ROUTINE MAINTENANCE OF GRASS AND WEEDS IN ALL EASEMENTS SHALL BE THE RESPONSIBLE O THE OWNER ON WHOSE PROPERTY THE EASEMENT IS LOCATED, EXPECTED WHERE EXPRESSLY STIPULATED TO BE MAINTAINED BY SOME OTHER PARTY.

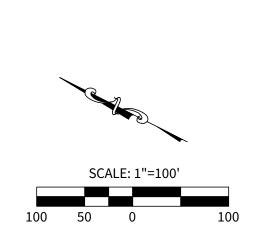
23. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT

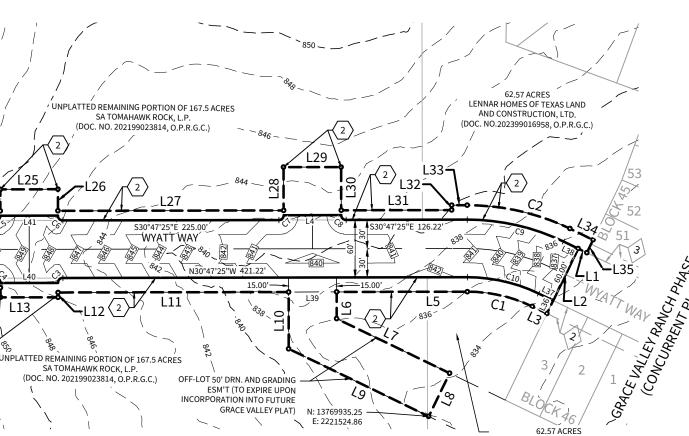
24. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS . TREE SURVEY WILL BE PROVIDED ON A PHASE TO PHASE BASIS

26 A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS. THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.



- 28. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
- 29. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OF ASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.
- 30. THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OF ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY
- 31. THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.
- 32. EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OF GUADALUPE COUNTY. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES
- 33. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
- 34. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES. PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.
- 35. EASEMENT KEYNOTE 1 TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC RIGHT-OF-WAY. 36. THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, BY FILING THIS RECORD DOCUMENT, AND
- ALL FUTURE OWNERS OF THIS PROPERTY. BY PURCHASING SUCH PROPERTY. ACKNOWLEDGE AND AGREE THAT GUADALUPE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIF OR ACCEPT MAINTENANCE OF THE STREETS SHOWN ON THIS APPROVED DEVELOPMENT PLAT UNTIL AND UNLESS THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND/OR THE PROPERTY OCCUPANTS OR TENANTS HAVE IMPROVED THE STREETS TO THE THEN CURRENT STANDARDS REQUIRED BY GUADALUPE COUNTY AND THE STREETS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONS COURT AND THE STREETS, WITH ALL REQUIRED RIGHT-OF-WAY AND BUILDING SETBACKS, HAVE BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS PUBLIC STREETS. UNTIL SUCH TIME, THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THE LIMITS OF THE APPROVED DEVELOPMENT PLAT SHALL LOOK SOLELY TO THE OWNER, DEVELOPER OR ENTITY CREATED FOR THAT PURPOSE FOR FUTURE MAINTENANCE AND REPAIR OF THE STREETS INCLUDED IN THE DEVELOPMENT PLAT.





STATE OF TEXAS

COUNTY OF BEXAR INER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DEDICATES TO THE USE OF THE PUBLIC, RECEPT AREAS IDENTIFIED AS PRIVATE OR PART OF CLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS,

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS , A.D.

LENNAR HOMES OF TEXAS LAND

AND CONSTRUCTION, LTD.

(DOC. NO.202399016958, O.P.R.G.C.)

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KNOWN TO ME TO BE THE PERSON WHOSE

0 RESIDENTIAL LOTS AND 0 OPEN SPACE LOTS (NON-RESIDENTIAL) IN 0 BLOCKS

#### FINAL PLAT OF

## **GRACE VALLEY RANCH PHASE 3** STREET EXTENSION

1.76 ACRES OF LAND LOCATED IN THE FRAILAN DE LA GARZA SURVEY 253, ABSTRACT 143, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 166.594 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202199023814 OF THE OFFICIAL PUBLIC RECORDS OF

GUADALUPE COUNTY, TEXAS, OUT OF A CALLED 1.783 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399025907 OF THE OFFICIAL PUBLIC

RECORDS OF GUADALUPE COUNTY, TEXAS. STATE OF ARIZONA COUNTY OF

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION OF THE PURPOSE AND CONSIDERA THEREIN EXPRESS.

> AG EHC II (LEN) MULTI STATE 4, LLC A DELAWARE LIMITED LIABILITY COMPANY BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY ITS AUTHORIZED AGENT

STEVEN S. BENSON, ITS MANAGER

STATE OF ARIZONA COUNTY OF

REFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE

FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_

## NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS **GUADALUPE VALLEY E.C. NOTES** "EASEMENT REQUIREMENTS"

G.V.E.C. TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHIC ELECTRIC LINES ARE PLACED.

- ANY EASEMENT DESIGNATED AS A G.V.E.C. 20' x 20' UTILITY EASEMENT SHALL REMAI OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- WHERE UNDERGROUND SERVICES ARE UTILIZED G.V.E.C. WILL POSSESS A 5' WID EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW TO SERVICE LIN AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- G.V.E.C. SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH TH LOCATION NOT BEING WITHIN A FENCED AREA.
- ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WA ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSI OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF GRACE VALLEY RANCH PHASE 3 STREET EXTENSION HAS BEEN SUBMITTE TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE. INC

## **GREEN VALLEY S.U.D. NOTES** "EASEMENT CERTIFICATE"

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO. II PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEMS APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS. THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS GRASSES, PAVEMENTS, FENCES STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOO THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE LOCATED WITHIN 36" PARALLEL TO WATER

ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBL FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE GREEN VALLEY S.U.D. (G.V.S.U.D.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

AGENT FOR GREEN VALUEY SUID

JANUARY 7, 2024 SHEET 1 OF 1 Docusign Envelope ID: 6D7813AC-E629-49B3-AD6E-C72BF319B122

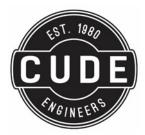


# **City of Cibolo**

Planning Department 201 Loop 539 W/P.O. Box 826 Cibolo, TX 78108 Phone: (210) 658 - 9900

		UNIVERSA	L APPLICA	TION -	FINAL P	LAT	
Please fill out th application for e	is form complet each submittal.	ely, supplying all necessa Your application will no	ary information a t be accepted un	nd document til the applica	ation to suppo tion is comple	ort your request eted and require	et. Please use a separate ed information provided.
Project Name:	Grace Valle	y Ranch Phase 3 Str	eet Extension				
Total Acres:	1.09	Survey Name: Frailan				Abstract No.:	143
Project Locat	ion (address):	Weil Road approxir	mately 7500 li	near feet fr	om FM 110	3, 78214	
Current Zoning:	N/A		Overlay:	None [	Old Town	FM 78	
Proposed Zoning:	N/A		# of Lots:	0	_	# of Units:	
Please Ch	oose One:	Single-Family Other	Multi-Family		Commercial		Industrial
Current Use:	Undevelope	ed		Tot	al Proposed S	quare Footage:	
Proposed Use:	Single Fami	ly					(Commercial/Industrial only)
Applicant Inform	mation:						
Property Owner	Name:	Essential Housing	Asset Manage	ement, LLC			
Address:	8585 E. Har	tford Dr., Suite 118				City:	Scottsdale
State:	AZ	Zip Code: 85255			Phone:		
Email:					Fax:		
	<i>fferent than Owner)</i> prization required	: Lennar Homes of T	exas Land ar	nd Construc	tion, LTD (	Richard Mott	, P.E.)
		o 410, Suite 1155				City:	San Antonio
State:	ТХ	Zip Code: 78216			Phone: 2	210-403-620	0
Email:	richard.mott	@lennar.com		-	Fax:		
Representative:	Cude Engin	eers (Kyle Hudek, P	.E.)				
Address:	4122 Pond	Hill Rd, Suite 100				City:	San Antonio
State:	ТХ	Zip Code: 78231		-	Phone:	210-681-295	1
Email:	khudek@cu	deengineers.com			- Fax:		-
Authorization:	By signing this app	lication, you hereby grant Staff	access to your prope	rty to perform w	ork related to you	r application.	City of Cibolo Use Only
	RII	Owner or Representative's S WARD MOTT	Signature				Total Fees
State of	TEXAS	Typed / Printed Nam					Payment Method
County of	GUADA	LUPE					Submittal Date
Before me,	KOBE	LUPE Name of Notary Public	ETCH	, on this day per	sonally appeared		Accepted by
and the second	Name of si	$M_{0}TT$ gner(s) to me that he/she/they execut	, to be the perso	on(s) who is/are s	ubscribed to the		Case Number
		d seal of office this		NOVEM	BER 28	024	
	Nota	ry Poblic Signature		- CF	Notary Publ	AVID OESTREICH ic, State of Texas bires 06-10-2028 D 134938576	Page 1 of 3

1



1/15/2025

Mrs. Lindsey Walker City Planner P.O. Box 826 200 S. Main St. Cibolo, TX 78108

Grace Valley Ranch, Phase 3 Street Extension – Final Plat Application Request

Dear Mrs. Walker,

This letter is regarding the final plat application request for the development project known as Grace Valley Ranch, Phase 3 Street Extension. This development encompasses 1.09 acres and consists of the construction of approximately 776 L.F of road extension for a single-family home development located within the City of Cibolo Extraterritorial Jurisdiction, Guadalupe County, Texas.

The purpose of this correspondence is to formally request the review of the Grace Valley Ranch, Phase 3 Street Extension final plat by the City of Cibolo staff, Planning and Zoning Commission and the City Council.

If you have any questions or need any additional information, please call me for further assistance at 210-681-2951.

Sincerely,

Kyle Hudek, P.E. Senior Project Manager



February 27, 2025

On behalf of the:

City of Cibolo Attn: Lindsey Walker 200 S. Main Street Cibolo, Texas 78108 Re: Final Plat Review Grace Valley U3 Street Ext (PC-25-08-FP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

#### General Note -

1. Please include as part of your resubmittal a comment response letter addressing all comments.

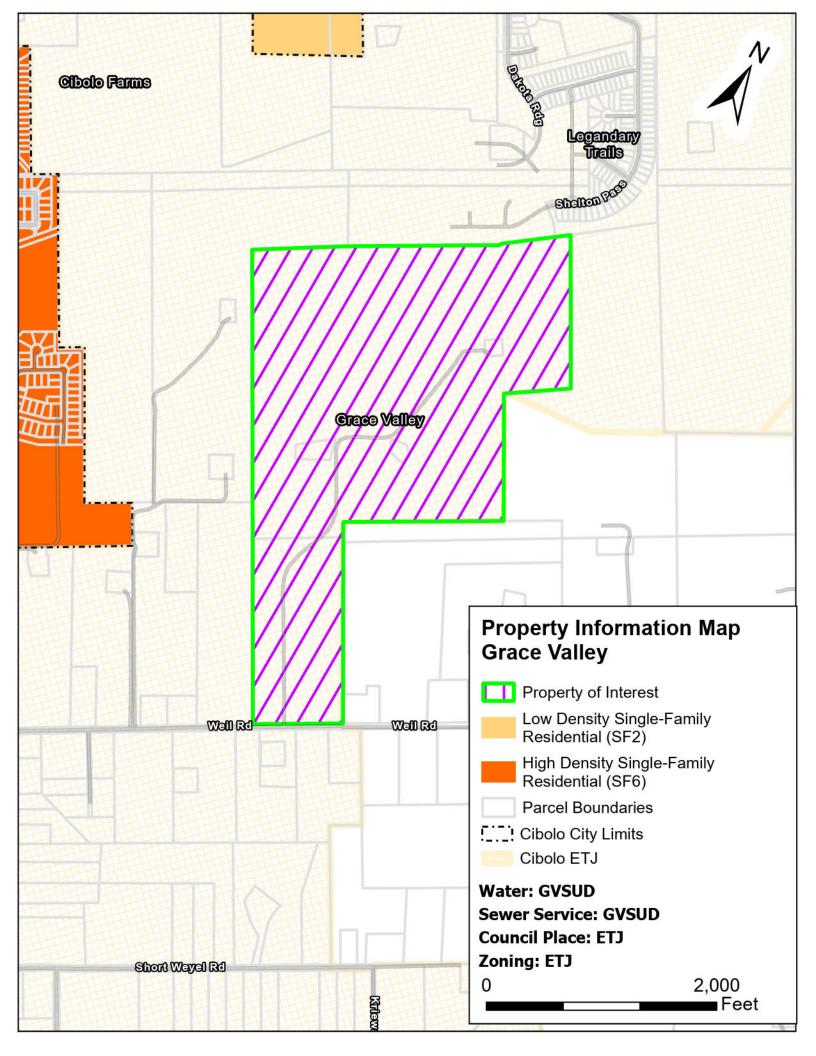
<u>Sheet 1 of 1 –</u>

- 1. Please confirm acreages as marked up in the plat as there is conflicting information shown. Specifically the 167.5 acres called out in marked up plat.
- 2. Freeze improvements shown on Meritage Home site north of platted area.

Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E. Plan Reviewer for the City of Cibolo





**Planning and Zoning Commission Staff Report** 

## C. Discussion/Action regarding the Final Plat of Grace Valley Ranch Unit 3A.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Discussion/Action Items Item: 9C.
From	
Lindsey Walker, Planner I	

PLANNING & ZONING COMMISSION ACTION: Discussion/Action and Recommendation of the above referenced petition

#### **PROPERTY INFORMATION:**

Project Name:	PC-25-09-FP
Owner:	Lennar Homes of Texas Land and Construction, LTD.
Representative:	Cude Engineers
Area:	24.350 acres
Location:	Near Intersection of Weil Road and Lazy Acres Lane
Council Place:	N/A, ETJ
Zoning ( <u>map</u> ):	N/A, ETJ
Proposed Use:	111 residential lots, 2 open space lots
Utility Providers:	Water, Sewer – GVSUD, Electricity - GVEC

#### FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.5 'Final Plat': The one official and authentic map of any given subdivision of land prepared from actual field measurement and staking of all identifiable points by a surveyor or engineer, with the subdivision location referenced to a survey corner, and with all boundaries, corners and curves of the land division sufficiently described so that they can be reproduced without additional references.

This Final Plat of Grace Valley Ranch Unit 3A establishes 111 residential lots that are typically 40 feet in width. This plat also establishes two (2) open space drainage lot, designated as Lots 901 and 902 on the plat, to serve as the necessary drainage improvements for this area of the subdivision. The Preliminary Plat was approved in September 2022. A land study/master plan was approved for the Grace Valley Ranch development in April 2019, which allowed for a maximum of 222 lots within both phases of unit 3.

#### STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes approximately 3,257 linear feet of private roadway to serve the unit within the development.

#### UTILITIES:

The development of the water and sewer utilities within this unit are to be constructed and served by Green Valley Special Utility District (GVSUD). Since the development is served by GVSUD, a PIA was not required. Electricity is to be provided by Guadalupe Valley Electric Coop (GVEC).

#### DRAINAGE:

Drainage was reviewed and found to comply with the master drainage study approved in August 2022.

#### PARKLAND:

A letter provided by the applicant states the provided parkland dedication for this unit exceeds the required total acreage by 8%. However, the letter did not specify where or how this requirement has been met. Clarification of the dedicated parkland is one of the outstanding comments for this plat.

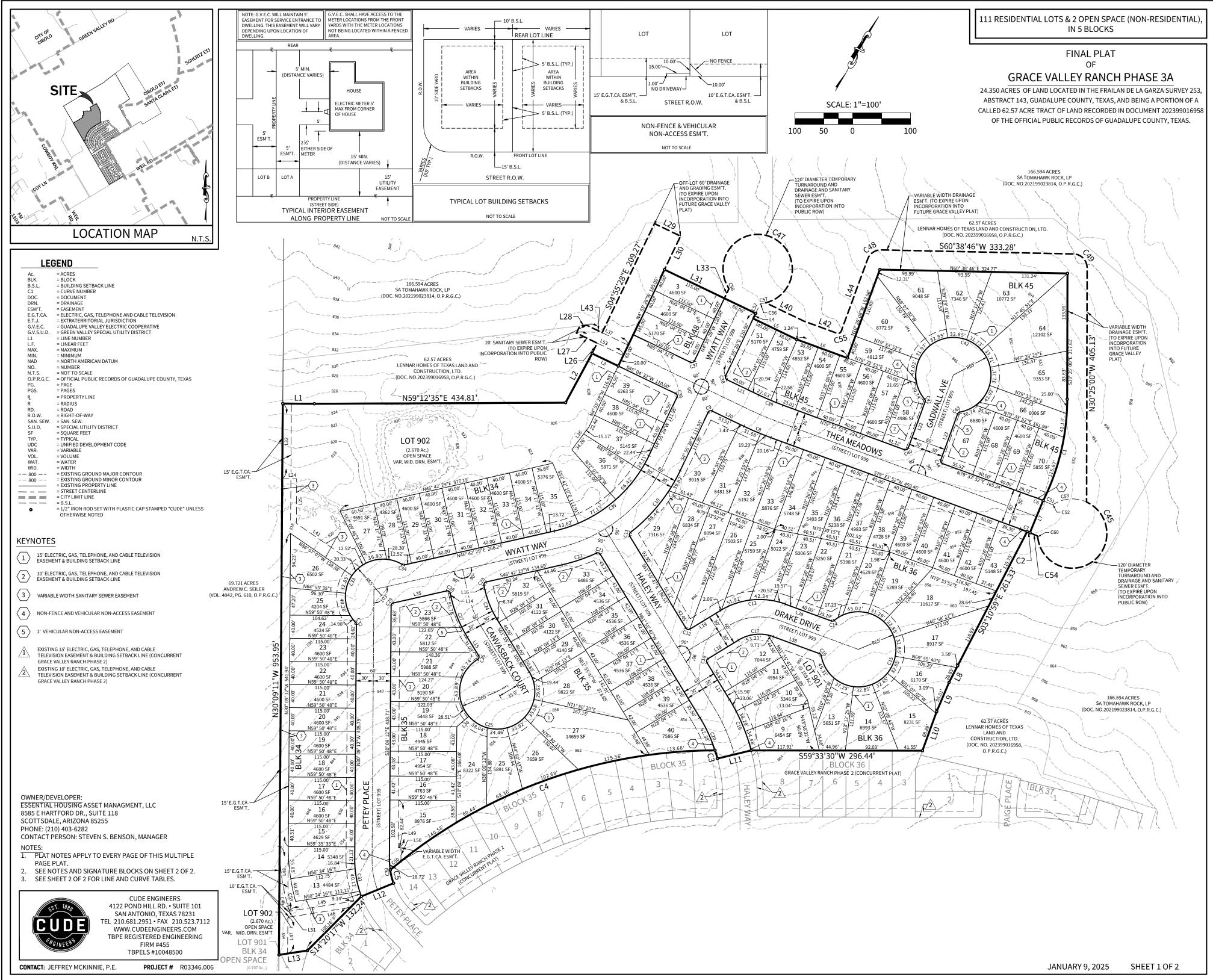
#### STAFF RECOMMENDATION:

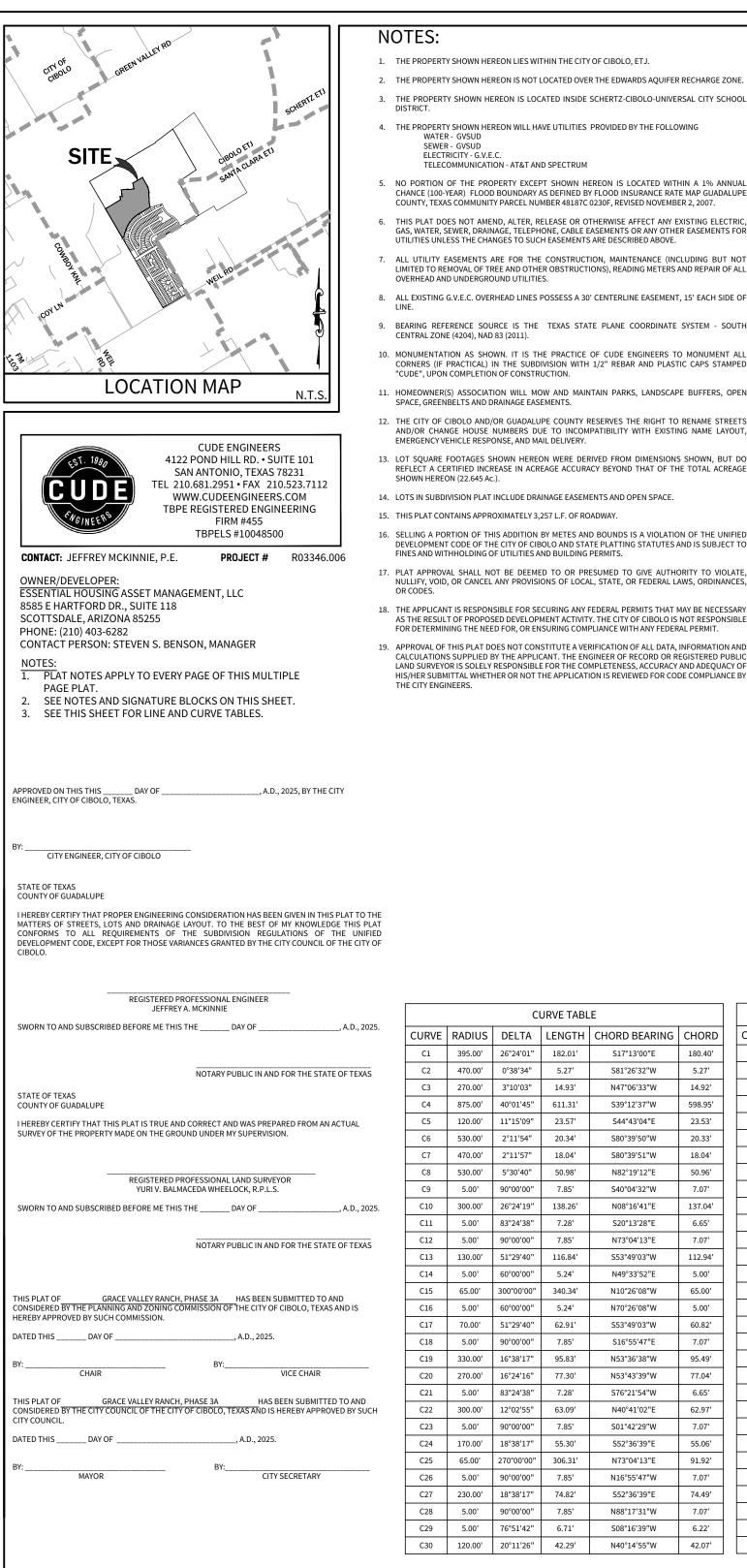
Outstanding plat comments include confirming total acreage, confirming parkland dedication, and correcting minor errors, such as formatting and correcting the key notes and legend.

Staff and the City Engineer reviewed the plat and associated documents. Per the attached memo, there are comments pending. Therefore, Staff recommends DENIAL of this Final Plat.

#### **Attachments**

<u>Plat</u> <u>Application</u> <u>Narrative</u> <u>City Engineer's Letter</u> <u>Property Information Map</u>





- 1. THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO, ETJ.
- 2. THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- 4. THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING WATER GVSUD

- NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 1% ANNUAL CHANCE (100-YEAR) FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PARCEL NUMBER 48187C 0230F, REVISED NOVEMBER 2, 2007.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC GAS. WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES
- 8. ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF
- BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204) NAD 83 (2011)
- 10. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CUDE ENGINEERS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND PLASTIC CAPS STAMPED "CUDE", UPON COMPLETION OF CONSTRUCTION.
- 11. HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS
- 12. THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY RESERVES THE RIGHT TO RENAME STREETS AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- 13. LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE
- 14. LOTS IN SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE.
- 15. THIS PLAT CONTAINS APPROXIMATELY 3,257 L.F. OF ROADWAY
- 16. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 17. PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES,
- 18. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- 19. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY

#### 20. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR JRVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

- 25. TREE SURVEY WILL BE PROVIDED ON A PHASE TO PHASE BASIS 26.
- RIOR TO THE ISSUANCE OF A BUILDING PERMIT
- AINS, AND EMERGENCY ACCESS EASEMENT.
- REPLACEMENT OF THE IMPROVEMENTS.
- ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.

	C	URVE TABL	.E					C	URVE TABL	.E	
RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD		CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
395.00'	26°24'01"	182.01'	S17°13'00"E	180.40'		C31	180.00'	21°02'23"	66.10'	S40°40'24"E	65.73'
470.00'	0°38'34"	5.27'	S81°26'32"W	5.27'		C32	5.00'	43°37'46"	3.81'	N51°58'05"W	3.72'
270.00'	3°10'03"	14.93'	N47°06'33"W	14.92'		C33	65.00'	164°07'14"	186.19'	S08°16'39"W	128.75'
875.00'	40°01'45"	611.31'	S39°12'37"W	598.95'		C34	5.00'	43°37'46"	3.81'	N68°31'22"E	3.72'
120.00'	11°15'09"	23.57'	S44°43'04"E	23.53'		C35	240.00'	51°37'57"	216.28'	N20°53'31"E	209.03'
530.00'	2°11'54"	20.34'	S80°39'50"W	20.33'		C36	5.00'	90°00'00"	7.85'	N49°55'28"W	7.07'
470.00'	2°11'57"	18.04'	S80°39'51"W	18.04'		C37	5.00'	90°00'00"	7.85'	N40°04'32"E	7.07'
530.00'	5°30'40"	50.98'	N82°19'12"E	50.96'		C38	5.00'	90°00'00"	7.85'	S49°55'28"E	7.07'
5.00'	90°00'00"	7.85'	S40°04'32"W	7.07'	1	C39	470.00'	5°30'40"	45.21'	N82°19'12"E	45.19'
300.00'	26°24'19"	138.26'	N08°16'41"E	137.04'		C40	5.00'	90°00'00"	7.85'	N34°33'52"E	7.07'
5.00'	83°24'38"	7.28'	S20°13'28"E	6.65'		C41	5.00'	60°00'00"	5.24'	N40°26'08"W	5.00'
5.00'	90°00'00"	7.85'	N73°04'13"E	7.07'		C42	65.00'	300°00'00"	340.34'	S79°33'52"W	65.00'
130.00'	51°29'40"	116.84'	S53°49'03"W	112.94'		C43	5.00'	60°00'00"	5.24'	S19°33'52"W	5.00'
5.00'	60°00'00"	5.24'	N49°33'52"E	5.00'		C44	5.00'	90°00'00"	7.85'	S55°26'08"E	7.07'
65.00'	300°00'00"	340.34'	N10°26'08"W	65.00'		C45	60.00'	237°23'37"	248.60'	N22°36'45"E	105.26'
5.00'	60°00'00"	5.24'	N70°26'08"W	5.00'		C46	360.00'	16°34'41"	104.16'	S38°27'44"E	103.80'
70.00'	51°29'40"	62.91'	S53°49'03"W	60.82'		C47	60.00'	287°38'01"	301.21'	S82°19'36"W	70.84'
5.00'	90°00'00"	7.85'	S16°55'47"E	7.07'		C48	24.00'	71°04'53"	29.77'	S25°06'19"W	27.90'
330.00'	16°38'17"	95.83'	N53°36'38"W	95.49'		C49	24.00'	88°56'14"	37.25'	N74°53'07"W	33.62'
270.00'	16°24'16"	77.30'	N53°43'39"W	77.04'		C50	875.00'	1°31'07"	23.19'	N20°01'14"E	23.19'
5.00'	83°24'38"	7.28'	\$76°21'54"W	6.65'	]	C51	530.00'	1°54'37"	17.67'	N82°43'05"E	17.67'
300.00'	12°02'55"	63.09'	N40°41'02"E	62.97'	]	C52	18.00'	10°52'40"	3.42'	N33°44'33"E	3.41'
5.00'	90°00'00"	7.85'	S01°42'29"W	7.07'	1	C53	60.00'	55°36'44"	58.24'	S56°06'35"W	55.98'
170.00'	18°38'17"	55.30'	S52°36'39"E	55.06'	]	C54	470.00'	1°39'06"	13.55'	S82°35'23"W	13.55'
65.00'	270°00'00"	306.31'	N73°04'13"E	91.92'	1	C55	6.00'	90°00'00"	9.42'	\$34°33'52"W	8.49'
5.00'	90°00'00"	7.85'	N16°55'47"W	7.07'	]	C56	18.00'	12°54'19"	4.05'	S45°08'21"W	4.05'
230.00'	18°38'17"	74.82'	S52°36'39"E	74.49'	1	C57	60.00'	5°26'54"	5.71'	N48°52'03"E	5.70'
5.00'	90°00'00"	7.85'	N88°17'31"W	7.07'	1	C58	18.00'	12°41'43"	3.99'	S55°08'34"E	3.98'
5.00'	76°51'42"	6.71'	S08°16'39"W	6.22'	1	C59	345.00'	15°56'01"	95.94'	S38°07'13"E	95.63'
120.00'	20°11'26"	42.29'	N40°14'55"W	42.07'	1	C60	18.00'	14°57'37"	4.70'	S46°10'15"E	4.69'

21. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY F THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATE ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE. EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

22. ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, NATURAL GAS, TELEPHONE, CABLE, INTERNET, AND SECURITY SYSTEMS, SHALL BE LOCATED IN THE FRONT YARD, SHALL BE INSTALLED UNDERGROUND AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS FOR SUCH SYSTEMS. ANY UTILITIES REQUIRED TO BE PLACED ABOVE GROUND MUST BE PLACED ON STEEL POLES OR ANOTHER MATERIAL WITH COMPARABLE STRENGTH AND DURABILITY, AS APPROVED BY THE CITY ENGINEER AND AFFECTED UTILITY PROVIDER, MEETING THE REQUIREMENTS OF THE CITY AND THE APPLICABLE UTILITY PROVIDER. ROUTINE MAINTENANCE OF GRASS AND WEEDS IN ALL EASEMENTS SHALL BE THE RESPONSIBLE OF THE OWNER ON WHOSE PROPERTY THE EASEMENT IS LOCATED, EXPECTED WHERE EXPRESSLY STIPULATED TO BE MAINTAINED BY SOME OTHER PARTY.

23. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT

24. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON TH PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED,

27. ALL STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR PUBLIC ACCESS, GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER

28. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO, GUADALUPE COUNTY, THEIR OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND HAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR

29. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS. EITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC

30. THE MAINTENANCE OF ALL STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY.

- ALL STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION. OR DISTRICT CREATED UNDER TEXAS WATER CODE. OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
- 33. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO. ANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNTY.
- THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF HEIR OFFICIAL DUTIES
- 35. THE AMOUNT OF PARKLAND DEDICATION PROVIDED BY THIS DEVELOPMENT IS 2.83 Ac MEETING/EXCEEDING THE EIGHT (8%) PERCENT OF THE TOTAL TRACT ACREAGE AS REQUIRED BY SECTION 16.2.2a OF THE UDC.
- 36. EASEMENTS KEYNOTES 2 AND 5 TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC **RIGHT-OF-WAY**
- 37. THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, BY FILING THIS RECORD DOCUMENT, AND ALL FUTURE OWNERS OF THIS PROPERTY, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT GUADALUPE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE STREETS SHOWN ON THIS APPROVED DEVELOPMENT PLAT UNTIL AND UNLESS THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND/OR THE PROPERTY OCCUPANTS OR TENANTS HAVE IMPROVED THE STREETS TO THE THEN CURRENT STANDARDS REQUIRED BY GUADALUPE COUNTY AND THE STREETS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONS COURT AND THE STREETS, WITH ALL REOUIRED RIGHT-OF-WAY AND BUILDING SETBACKS, HAVE BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS PUBLIC STREETS. UNTIL SUCH TIME. THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THE LIMITS OF THE APPROVED DEVELOPMENT PLAT SHALL LOOK SOLELY TO THE OWNER. DEVELOPER OR ENTITY CREATED FOR THAT PURPOSE FOR FUTURE MAINTENANCE AND REPAIR OF THE STREETS INCLUDED IN THE DEVELOPMENT PLAT.

111 RESIDENTIAL LOTS & 2 OPEN SPACE (NON-RESIDENTIAL) IN 5 BLOCKS

> FINAL PLAT OF

# **GRACE VALLEY RANCH PHASE 3A**

24.350 ACRES OF LAND LOCATED IN THE FRAILAN DE LA GARZA SURVEY 253. ABSTRACT 143, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF ARIZONA COUNTY OF

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, RAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERAT THEREIN EXPRESS.

> AG EHC II (LEN) MULTI STATE 4. LLC A DELAWARE LIMITED LIABILITY COMPAN BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY,

STEVEN S. BENSON, ITS MANAGER

ITS AUTHORIZED AGENT

#### STATE OF ARIZONA COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_ , A.D., 202

## NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS **GUADALUPE VALLEY E.C. NOTES** "EASEMENT REOUIREMENTS"

- G.V.E.C. TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED
- ANY FASEMENT DESIGNATED AS A G V E C 20' X 20' UTILITY FASEMENT SHALL REMAIN
- OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA. WHERE UNDERGROUND SERVICES ARE UTILIZED G.V.E.C. WILL POSSESS A 5' WIDE
- EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW TO SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE. G.V.E.C. SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE
- LOCATION NOT BEING WITHIN A FENCED AREA. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY
- ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE,
- INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF GRACE VALLEY RANCH PHASE 3A HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

BY:

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

## **GREEN VALLEY S.U.D. NOTES** "EASEMENT CERTIFICATE"

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO. II PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEMS APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE LOCATED WITHIN 36" PARALLEL TO WATER

ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPOI SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE GREEN VALLEY S.U.D. (G.V.S.U.D.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY:

AGENT FOR GREEN VALLEY S.U.D.

	LINE TABL	.E			LINE TABL	E
LINE	BEARING	LENGTH		LINE	BEARING	LENGTH
L1	N59°50'48"E	54.51'	]	L29	S85°04'32"W	50.00'
L2	N02°09'30"W	96.81'	]	L30	N04°55'28"W	64.27'
L3	N85°04'32"E	50.00'		L31	N85°04'32"E	115.00'
L4	S04°55'28"E	10.00'		L32	S30°09'11"E	130.00'
L5	N85°04'32"E	83.02'	1	L33	S04°55'28"E	18.06'
L6	N79°33'52"E	93.99'	1	L34	N18°28'14"E	27.61'
L7	S08°14'30"E	60.00'	]	L35	S46°42'29"W	94.51'
L8	S03°10'59"E	32.35'		L36	N06°28'41"E	49.43'
L9	S07°30'59"E	55.01'	]	L37	N85°04'32"E	79.78'
L10	S10°33'08"E	71.98'		L38	S79°33'52"W	84.76'
L11	S45°45'38"W	60.01'		L39	N79°33'52"E	40.00'
L12	S37°06'35"W	60.04'	1	L40	S85°04'32"W	73.68'
L13	S50°55'17"W	49.93'		L41	S86°07'07"E	133.47'
L14	N43°17'31"W	7.18'		L42	S79°33'52"W	60.36'
L15	N61°55'47"W	37.59'		L43	S85°04'32"W	29.78'
L16	S43°17'31"E	7.18'		L44	S10°26'08"E	132.85'
L17	S61°55'47"E	74.72'		L45	N50°34'16"E	112.84'
L18	S28°04'13"W	61.77'		L46	N50°34'16"E	109.45'
L19	N28°04'13"E	61.77'		L47	S30°09'12"E	62.76'
L20	S85°04'32"W	60.94'		L48	S30°09'12"E	102.83'
L21	N85°04'32"E	60.94'		L49	N59°19'22"E	4.82'
L22	N10°26'08"W	84.68'	1	L50	S30°40'38"E	23.32'
L23	S10°26'08"E	84.68'		L51	N50°34'16"E	2.78'
L24	N59°50'48"E	24.99'	]	L52	N04°55'28"W	18.03'
L25	S30°09'12"E	77.31'		L53	N85°04'32"E	89.80'
L26	S04°55'28"E	20.00'				
L27	N85°04'32"E	39.80'				
L28	S52°55'04"W	11.84'				

_33	S04°55'28"E	18.06'	
_34	N18°28'14"E	27.61'	
_35	S46°42'29"W	94.51'	
_36	N06°28'41"E	49.43'	
_37	N85°04'32"E	79.78'	
.38	S79°33'52"W	84.76'	
_39	N79°33'52"E	40.00'	
_40	S85°04'32"W	73.68'	
.41	S86°07'07"E	133.47'	
_42	S79°33'52"W	60.36'	
_43	S85°04'32"W	29.78'	
_44	S10°26'08"E	132.85'	
_45	N50°34'16"E	112.84'	
_46	N50°34'16"E	109.45'	
_47	S30°09'12"E	62.76'	
_48	S30°09'12"E	102.83'	
_49	N59°19'22"E	4.82'	
_50	S30°40'38"E	23.32'	
.51	N50°34'16"E	2.78'	
.52	N04°55'28"W	18.03'	
_53	N85°04'32"E	89.80'	

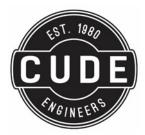
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# **City of Cibolo**

Planning Department 201 Loop 539 W/P.O. Box 826 Cibolo, TX 78108 Phone: (210) 658 - 9900

UNIVERSAL APPLICATION - FINAL PLAT	
Please fill out this form completely, supplying all necessary information and documentation to support your request application for each submittal. Your application will not be accepted until the application is completed and require	
Project Name: Grace Valley Ranch Phase 3A	
Total Acres: 22.645 Survey Name: Frailan De La Garza Survey Abstract No.:	: 143
Project Location (address): Weil Road approximately 7500 linear feet from FM 1103, 78214	
Current Zoning: N/A Overlay: None Old Town FM 78	
Proposed Zoning: N/A # of Lots: 111 # of Units:	
Please Choose One: Single-Family Multi-Family Commercial	Industrial
Current Use: Undeveloped Total Proposed Square Footage	:
Proposed Use: Single Family	(Commercial/Industrial only)
Applicant Information:	
Property Owner Name: Essential Housing Asset Management, LLC	
Address: 8585 E. Hartford Dr., Suite 118 City	: Scottsdale
State:         AZ         Zip Code:         85255         Phone:	
Email: Fax:	
*Applicant (if different than Owner): Lennar Homes of Texas Land and Construction, LTD (Richard Mot	t, P.E.)
* Letter of Authorization required Address: 100 NE Loop 410, Suite 1155 City	: San Antonio
State: TX Zip Code: 78216 Phone: 210-403-620	00
Email: richard.mott@lennar.com Fax:	
Representative: Cude Engineers (Kyle Hudek, P.E.)	
Address: 4122 Pond Hill Rd, Suite 100 City	: San Antonio
State:         TX         Zip Code:         78231         Phone:         210-681-295	51
Email: khudek@cudeengineers.com Fax:	
Authorization: By signing this application, you hereby grant Staff access to your property to perform work related to your application.	City of Cibolo Use Only
Owner or Representative's Signature RICHARD 4577	Total Fees
State of TEXAS	Payment Method
County of GWADALUPE	Submittal Date
Before me, <u>ROGEVED</u> , <u>DEPRECEDEN</u> , on this day personally appeared Name of Notary Public	Accepted by
KICAAAAA / 1077 , to be the person(s) who is/are subscribed to the	Casa Number
foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and consideration therein expressed.	Case Number
Given under my hand and seal of office this 15 day of NOVEMBAR 2014	
Notary Public Signature (Notary Seal)	Page 1 of 3



1/15/2025

Mrs. Lindsey Walker City Planner P.O. Box 826 200 S. Main St. Cibolo, TX 78108

Grace Valley Ranch, Phase 3A – Final Plat Application Request

Dear Mrs. Walker,

This letter is regarding the final plat application request for the development project known as Grace Valley Ranch, Phase 3A. This development encompasses 22.645 acres and consists of 111 single-family homes located within the City of Cibolo Extraterritorial Jurisdiction, Guadalupe County, Texas.

The purpose of this correspondence is to formally request the review of the Grace Valley Ranch, Phase 3A final plat by the City of Cibolo staff, Planning and Zoning Commission and the City Council.

If you have any questions or need any additional information, please call me for further assistance at 210-681-2951.

Sincerely,

L Hedek

Kyle Hudek, P.E. Senior Project Manager



February 28, 2025

On behalf of the:



City of Cibolo Attn: Lindsey Walker 200 S. Main Street Cibolo, Texas 78108

Re: Final Plat Review Grace Valley Ranch 3A (PC-25-09-FP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

## General Note -

1. Please include as part of your resubmittal a comment response letter addressing all comments.

## <u>Sheet 1 of 2 –</u>

- 1. Please confirm acreages as shown on marked up plat are correct. In the review of the final plat for Phase 3 street extension both 166.594 acres & 167.5 acres were shown in various locations.
- 2. Please add Proposed major and minor contours to the legend and show on streets.

## <u>Sheet 2 of 2 –</u>

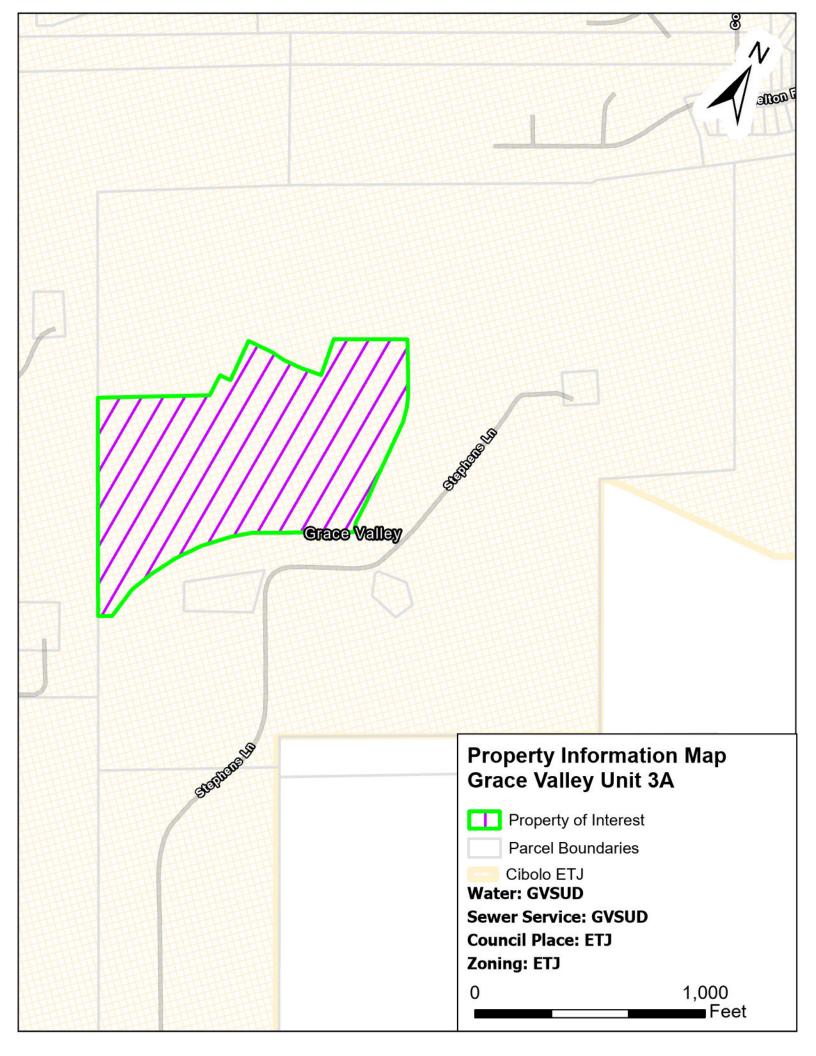
1. Please confirm note #36 is applicable. It does not appear the key notes #2 & 5 would ever be incorporated into future ROW.



Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E. Plan Reviewer for the City of Cibolo





## **Planning and Zoning Commission Staff Report**

## D. Discussion/Action regarding the Preliminary Plat of Grace Valley Ranch Unit 4A.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Discussion/Action Items Item: 9D.
From	
Lindsey Walker, Planner I	

PLANNING & ZONING COMMISSION ACTION: Discussion/Action and Recommendation of the above referenced petition

#### **PROPERTY INFORMATION:**

Project Name: Owner:	PC-25-10-PP Lennar Homes of Texas Land and Construction, LTD.
Representative:	Cude Engineers
Area:	16.025 acres
Location:	Near Intersection of Weil Road and Lazy Acres Lane
Council Place:	N/A, ETJ
Zoning ( <u>map</u> ):	N/A, ETJ
Proposed Use:	81 residential lots, 1 open space lot
Utility Providers:	Water, Sewer – GVSUD, Electricity - GVEC

#### FINDINGS/CURRENT ACTIVITY:

Per Unified Development Code (UDC) Article 20.3.3 'Preliminary Plat', property is required to be platted prior to development of a site within or outside the City Limits. The plat or subdivision of land must comply with the Land Study, if applicable, and meet all requirements of the Unified Development Code and the Design and Construction Manual.

A land study/master plan was approved for the Grace Valley Ranch development in 2019. A total of 142 residential lots are allowed in the fourth phase of this development.

The Preliminary Plat of Grace Valley Ranch Unit 4A establishes 81 residential lots. This proposed plat also establishes one (1) open space drainage lot, designated as Lot 907 on the plat, to serve as the necessary drainage improvements for this area of the subdivision.

#### STREETS/FUTURE THOROUGHFARE PLAN (FTPX):

This plat includes approximately 3,638 linear feet of private roadway to serve the unit within the development.

#### UTILITIES:

The development of the water and sewer utilities within this unit are to be constructed and served by Green Valley Special Utility District (GVSUD). Electricity is to be provided by Guadalupe Valley Electric Coop (GVEC).

#### DRAINAGE:

The City Engineer has reviewed and has requested an updated drainage plan in accordance with FEMA's guidelines and the methodologies in the Cibolo Watershed hydrologic model provided by the San Antonio River Authority (SARA). These include adjustments to account for land use, soil conditions, runoff impacts, and detention adequacy.

#### PARKLAND:

A letter provided by the applicant states the provided parkland dedication for this unit exceeds the required total acreage by 8%. However, the letter did not specify where or how this requirement has been met. Clarification of the dedicated parkland is one of the outstanding comments for this plat.

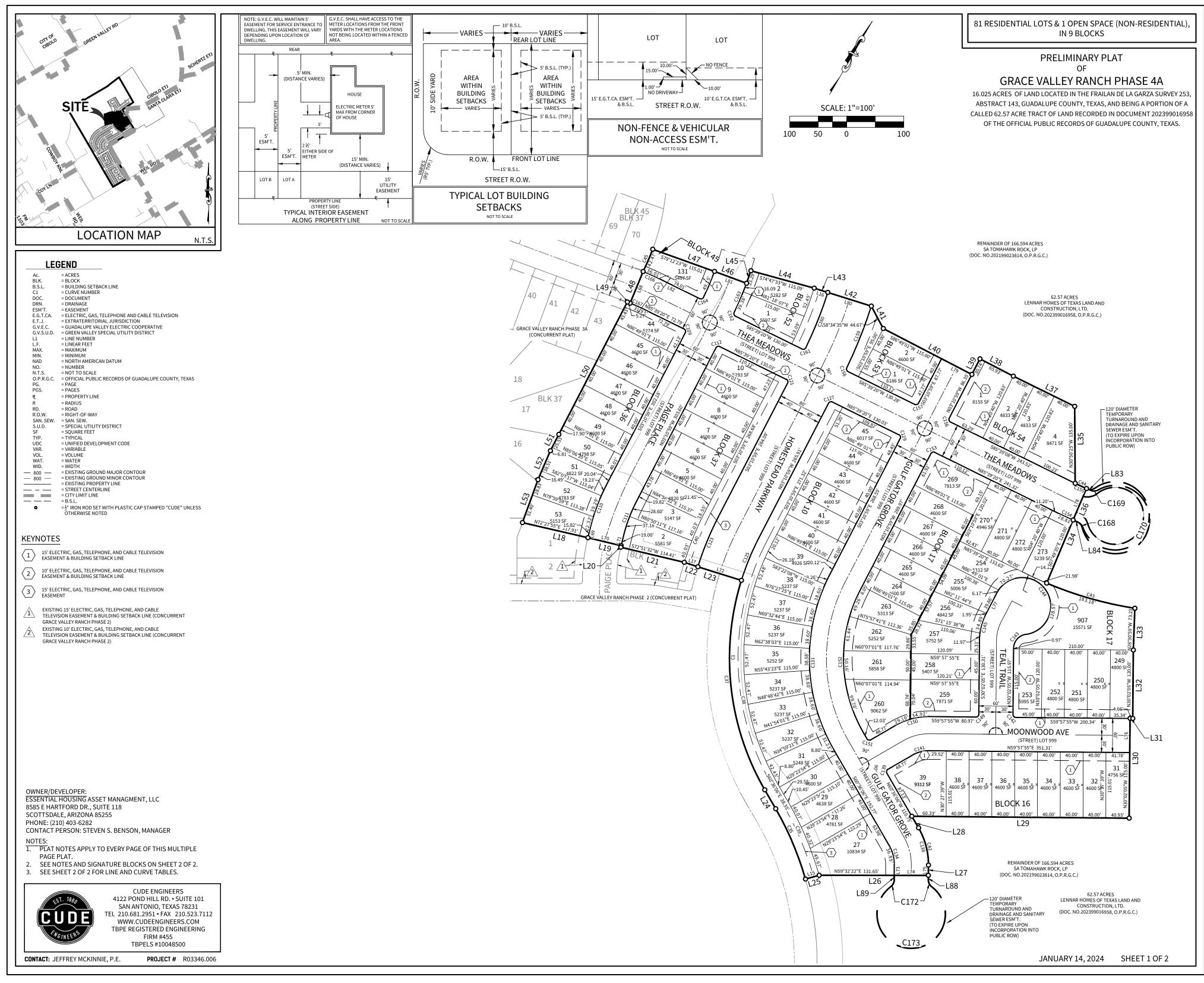
#### STAFF RECOMMENDATION:

Outstanding plat comments include proving an updated drainage report, confirming total acreage, confirming parkland dedication, updating the layout to show temporary turnarounds on dead end roads, and updating the curve and line tables. Additionally, the applicant must correct minor errors, such as formatting and correcting the key notes and legend.

Staff and the City Engineer reviewed the plat and associated documents. Per the attached memo, there are comments pending. Therefore, Staff recommends DENIAL of this Preliminary Plat.

### **Attachments**

Plat Application Narrative City Engineer's Letter Property Information Map



		CV RD			
CITY OF CIBOLO	GREENVALL	<i>у</i> .			
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	EST. 1980	4122 POND	E ENGINEERS HILL RD. • SU ONIO, TEXAS	JITE 101	
C	UDE	TEL 210.681.2		.0.523.7112	
	VGINEERS	F	TERED ENGIN FIRM #455	-	
CONTACT			ELS #1004850	00 R03346.017	
OWNER/DE				KU3340.017	
ESSENTIAL 8585 E HAF	HOUSING ASSET	E 118	ſ, LLC		
PHONE: (21	LE, ARIZONA 8525 L0) 403-6282				
CONTACT F	PERSON: STEVEN	S. BENSON, M	ANAGER		
PAGE					
	OTES AND SIGNA <sup>.</sup> HIS SHEET FOR LI			EET.	
	HIS THIS DAY O OF CIBOLO, TEXAS.	DF	, A.D.	, 2024, BY THE CIT	Y
BY:CITY EI	NGINEER, CITY OF CIBOI	 LO			
STATE OF TEXA COUNTY OF GU					
I HEREBY CERT	IFY THAT PROPER ENGI TREETS, LOTS AND DR				
CONFORMS T	O ALL REQUIREMENT CODE, EXCEPT FOR TH	TS OF THE SUB	DIVISION REGU	ILATIONS OF TH	E UNIF
0.00201					
		TERED PROFESSION			
SWORN TO AND	SUBSCRIBED BEFORE			,	A.D., 202
	c	NOTAF	RY PUBLIC IN AND	O FOR THE STATE C	OF TEXAS
STATE OF TEXA	ADALUPE				
	IFY THAT THIS PLAT IS T E PROPERTY MADE ON T				TUAL
		TERED PROFESSION CHRIS WALTE	RSCHEIDT		
SWORN TO AND	SUBSCRIBED BEFORE	ME THIS THE	DAY OF	,	A.D., 202
		NOTAR	RY PUBLIC IN AND	D FOR THE STATE C	OF TEXAS
CONSIDERED BY	GRACE VALLEY	DNING COMMISSION			
CONSIDERED BY HEREBY APPROV		ONING COMMISSION ON.	N OF THE CITY OF		
CONSIDERED BY HEREBY APPROV DATED THIS	THE PLANNING AND ZC ED BY SUCH COMMISSI	ONING COMMISSION ON.	N OF THE CITY OF	E CIBOLO, TEXAS AN	
CONSIDERED BY HEREBY APPROV DATED THIS BY:	THE PLANNING AND ZC ED BY SUCH COMMISSI DAY OF CHAIR	DNING COMMISSION ON. B	N OF THE CITY OF , A.D., 2024. Y:	VICE CHAIR	
CONSIDERED BY HEREBY APPROV DATED THIS BY: THIS PLAT OF	THE PLANNING AND ZC ED BY SUCH COMMISSI	NING COMMISSION ON. B B / RANCH, PHASE 4A	NOFTHE CITY OF , A.D., 2024. Y: HAS E	CIBOLO, TEXAS AN VICE CHAIR BEEN SUBMITTED 1	
CONSIDERED BY HEREBY APPROV DATED THIS BY: THIS PLAT OF CONSIDERED BY CITY COUNCIL.	THE PLANNING AND ZC ED BY SUCH COMMISSI DAY OF CHAIR GRACE VALLEY	NING COMMISSION ON. B / RANCH, PHASE 4A THE CITY OF CIBOL	NOFTHE CITY OF , A.D., 2024. Y: Y: HAS E O, TEXAS AND IS	CIBOLO, TEXAS AN VICE CHAIR BEEN SUBMITTED 1 HEREBY APPROVEI	
CONSIDERED BY HEREBY APPROV DATED THIS BY: THIS PLAT OF CONSIDERED BY CITY COUNCIL.	THE PLANNING AND ZC ED BY SUCH COMMISSI DAY OF CHAIR GRACE VALLEY THE CITY COUNCIL OF THE CITY COUNCIL OF	NING COMMISSION ON. B / RANCH, PHASE 4A THE CITY OF CIBOL	NOFTHE CITY OF , A.D., 2024. Y: HAS E O, TEXAS AND IS , A.D., 2024.	CIBOLO, TEXAS AN VICE CHAIR BEEN SUBMITTED 1 HEREBY APPROVEI	

## **NOTES:**

- THE PROPERTY SHOWN HEREON LIES WITHIN THE CITY OF CIBOLO FT.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE
- THE PROPERTY SHOWN HEREON IS LOCATED INSIDE SCHERTZ-CIBOLO-UNIVERSAL CITY SCHOOL
- THE PROPERTY SHOWN HEREON WILL HAVE UTILITIES PROVIDED BY THE FOLLOWING WATER - GVSUD SEWER - GVSUD ELECTRICITY - G.V.E.C.

**TELECOMMUNICATION - AT&T AND SPECTRUM** 

- NO PORTION OF THE PROPERTY EXCEPT SHOWN HEREON IS LOCATED WITHIN A 1% ANNUAL CHANCE (100-YEAR) FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP GUADALUPE COUNTY, TEXAS COMMUNITY PARCEL NUMBER 48187C 0230F, REVISED NOVEMBER 2, 2007.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED ABOVE
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREE AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES
- ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF
- BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204), NAD 83 (2011).
- 0. MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF CUDE ENGINEERS TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND PLASTIC CAPS STAMPED "CUDE", UPON COMPLETION OF CONSTRUCTION.
- HOMEOWNER(S) ASSOCIATION WILL MOW AND MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS
- AND/OR CHANGE HOUSE NUMBERS DUE TO INCOMPATIBILITY WITH EXISTING NAME LAYOUT, EMERGENCY VEHICLE RESPONSE, AND MAIL DELIVERY.
- SHOWN HEREON (16.025 Ac.).
- 4. LOTS IN SUBDIVISION PLAT INCLUDE DRAINAGE EASEMENTS AND OPEN SPACE.
- 5. THIS PLAT CONTAINS APPROXIMATELY 3,638 L.F. OF ROADWAY
- DEVELOPMENT CODE OF THE CITY OF CIBOLO AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS
- NULLIFY, VOID, OR CANCEL ANY PROVISIONS OF LOCAL, STATE, OR FEDERAL LAWS, ORDINANCES, OR CODES.
- 18. THE APPLICANT IS RESPONSIBLE FOR SECURING ANY FEDERAL PERMITS THAT MAY BE NECESSARY AS THE RESULT OF PROPOSED DEVELOPMENT ACTIVITY. THE CITY OF CIBOLO IS NOT RESPONSIBLE FOR DETERMINING THE NEED FOR, OR ENSURING COMPLIANCE WITH ANY FEDERAL PERMIT.
- LAND SURVEYOR IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF

HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY	
THE CITY ENGINEERS.	

- ON THE ADEQUACY OF THE WORK OF THE ENGINEER AND/OR SURVEYOR OF RECORD.

- 25. TREE SURVEY WILL BE PROVIDED ON A PHASE TO PHASE BASIS.
- 2. THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY RESERVES THE RIGHT TO RENAME STREETS

LINE TABLE

LINE | BEARING | LENGTH

N59°57'55"E

L30 N30°02'05"W

L31 N59°57'55"E

L32 N30°02'05"W

L33 N28°30'59"W

L34 N07°49'35"W

L35 N30°50'25"W

L38 S86°49'01"W

L39 S03°10'59"E

L40 S86°49'01"W

L43 S76°54'53"W

L45 S11°29'10"E

L46 S79°41'04"W

L47 S79°12'23"W

L49 S81°26'32"W

L51 S03°10'59"E

L52 S07°30'59"E

L53 S10°33'08"E

L48

N07°27'34"W

S85°39'20"W

L41 N58°34'35"W 44.67' L42 S76°54'53"W

L44 S74°47'33"W 115.09'

S08°14'30"E

L50 S03°10'59"E 261.33'

L28

L29

L36

L37

N60°36'06"W 23.62'

381.26'

175.00'

4.66'

120.00'

73.23'

120.00'

135.00'

60.00'

120.00

65.93'

30.74'

175.00'

80.00'

25.00'

23.29'

60.00

115.01'

60.00'

5.27'

32.35'

55.01'

80.23'

- 13. LOT SQUARE FOOTAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE
- 5. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE UNIFIED
- . PLAT APPROVAL SHALL NOT BE DEEMED TO OR PRESUMED TO GIVE AUTHORITY TO VIOLATE.
- . APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD OR REGISTERED PUBLIC

		C	URVE TABL	E	
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	460.00'	47°22'15"	380.32'	S36°54'59"E	369.58'
C2	5.00'	91°09'41"	7.96'	S48°45'49"E	7.14'
C3	330.00'	13°57'29"	80.39'	S10°09'43"E	80.19'
C4	270.00'	13°57'29"	65.78'	N10°09'43"W	65.61'
C5	5.00'	88°50'19"	7.75'	N41°14'11"E	7.00'
C6	5.00'	91°09'41"	7.96'	S48°45'49"E	7.14'
C7	540.00'	10°02'52"	94.70'	S08°12'25"E	94.58'
C8	460.00'	10°02'52"	80.67'	N08°12'25"W	80.57'
C9	5.00'	88°50'19"	7.75'	N41°14'11"E	7.00'
C10	5.00'	91°09'41"	7.96'	S48°45'49"E	7.14'
C11	320.00'	57°25'08"	320.69'	S31°53'33"E	307.44'
C12	70.00'	30°09'36"	36.85'	S45°31'18"E	36.42'
C13	130.00'	30°09'36"	68.43'	N45°31'18"W	67.64'
C14	5.00'	90°00'00"	7.85'	N15°36'06"W	7.07'
C15	60.00'	30°34'01"	32.01'	N44°40'54"E	31.63'
C16	5.00'	90°00'00"	7.85'	N75°02'05"W	7.07'
C17	25.00'	81°46'43"	35.68'	N10°51'16"E	32.73'
C18	50.00'	234°55'36"	205.01'	N65°43'11"W	88.73'
C19	100.00'	26°51'07"	46.87'	S16°36'32"E	46.44'
C20	5.00'	90°00'00"	7.85'	S14°57'55"W	7.07'
C21	120.00'	30°34'01"	64.02'	S44°40'54"W	63.26'
C22	5.00'	90°00'00"	7.85'	\$74°23'54"W	7.07'
C23	260.00'	57°25'08"	260.56'	N31°53'33"W	249.79'

LINE	BEARING	LENGTH
L1	S79°41'04"W	60.00'
L2	S76°54'53"W	80.00'
L3	S86°49'01"W	60.00'
L4	N07°27'34"W	60.00'
L5	N30°02'05"W	60.00'
L6	N59°29'53"E	59.85'
L7	N29°57'33"W	17.99'
L8	S30°26'30"E	18.06'
L9	N76°46'09"E	80.00'
L10	N72°51'31"E	59.99'
L11	S17°10'51"E	16.27'
L12	N17°08'29"W	16.27'
L13	S08°14'30"E	60.00'
L14	S03°10'59"E	41.81'
L15	N43°38'47"E	25.00'
L16	S76°54'53"W	25.00'

L17 N77°49'55"E 25.00'

L18 N72°27'55"E 117.91'

59.99'

2.73'

114.41

25.00'

80.00'

38.35'

25.00'

L19 N72°51'31"E

L20 S17°08'19"E

L21 N72°51'32"E

L22 N77°49'55"E

L23 N76°46'09"E

L24 S60°36'06"E

L25 N43°38'47"E

L26 N59°32'22"E 191.50'

L27 N29°57'33"W 17.99'

LINE TABLE

20. ALL RESPONSIBILITY FOR THE ADEOUACY OF THIS PLAT REMAINS WITH THE ENGINEER OR SURVEYOR WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY

21. ROUTINE MAINTENANCE OF WEEDS AND GRASS IN ALL EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, HOA, OR PROPERTY OWNER ASSOCIATE ON WHICH THE EASEMENT IS LOCATED IN ACCORDANCE WITH, CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

22. ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRICAL WIRING, NATURAL GAS, TELEPHONE CABLE, INTERNET, AND SECURITY SYSTEMS, SHALL BE LOCATED IN THE FRONT YARD, SHALL BE INSTALLED UNDERGOUND AND SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE CITY CODES AND REGULATIONS FOR SUCH SYSTEMS. ANY UTILITIES REQUIRED TO BE PLACED ABOVE GROUND MUST BE PLACED ON STEEL POLES OR ANOTHER MATERIAL WITH COMPARABLE STRENGTH AND DURABILITY, AS APPROVED BY THE CITY ENGINEER AND AFFECTED UTILITY PROVIDER. MEETING THE REQUIREMENTS OF THE CITY AND THE APPLICABLE UTILITY PROVIDER ROUTINE MAINTENANCE OF GRASS AND WEEDS IN ALL EASEMENTS SHALL BE THE RESPONSIBLE OF THE OWNER ON WHOSE PROPERTY THE EASEMENT IS LOCATED. EXPECTED WHERE EXPRESSIN STIPULATED TO BE MAINTAINED BY SOME OTHER PARTY

23. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT

24. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF CIBOLO SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

26. A GEOTECHNICAL REPORT DEMONSTRATING COMPLIANCE WITH ALL RECOMMENDED PRACTICE FOR THE DESIGN OF RESIDENTIAL FOUNDATIONS, VERSION 1 STANDARDS OF THE TEXAS SECTION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS. THE GEOTECHNICAL STANDARDS OF THE CITY OF CIBOLO UDC AND THE CITY OF CIBOLO BUILDING CODE, EACH OF WHICH AS MAY BE AMENDED, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

ALL STREETS ARE DESIGNATED AS A 60' UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR PUBLIC ACCESS. GAS. ELECTRIC. STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, RECYCLED WATER MAINS, AND EMERGENCY ACCESS EASEMENT.

28. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENT. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OF ROAD WIDENING EASEMENTS. THE LANDOWNER IDENTIFIES AND HOLDS THE CITY OF CIBOLO. GUADALUPE COUNTY, THEIR OFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.

29. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES. OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF CIBOLO AND/OR GUADALUPE COUNTY, TEXAS NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY OBLIGATION TO THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE PUBLIC ROAD SYSTEM AND PUBLIC STREETS IN THE RESPECTIVE JURISDICTIONS.

31. THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES TO ACCESS THE LOTS.

32. EVERY DEED THAT CONVEYS OWNERSHIP OF A LOT MUST CONTAIN NOTICE TO THE GRANTEE THAT ALL STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, OR DISTRICT CREATED UNDER TEXAS WATER CODE, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF CIBOLO OR GUADALUPE COUNTY. NEITHER THE CITY OF CIBOLO NOR GUADALUPE COUNTY, TEXAS, WILL EVER ACCEPT THE ROADS FOR MAINTENANCE; AND THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.

33. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, DECORATIVE LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH GUADALUPE COUNT

34 THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES PLIBLIC AND PRIVATE LITULITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

35. THE AMOUNT OF PARKLAND DEDICATION PROVIDED BY THIS DEVELOPMENT IS 2.83 Ac. MEETING/EXCEEDING THE EIGHT (8%) PERCENT OF THE TOTAL TRACT ACREAGE AS REQUIRED BY SECTION 16.2.2a OF THE UDC.

36. EASEMENTS KEYNOTES 2 AND 5 TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC **RIGHT-OF-WAY** 37. THE GRACE MEADOWS HOMEOWNERS ASSOCIATION, BY FILING THIS RECORD DOCUMENT, AND ALL FUTURE OWNERS OF THIS PROPERTY, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT GUADALUPE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE STREETS SHOWN ON THIS APPROVED DEVELOPMENT PLAT UNTIL AND UNLESS THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND/OR THE PROPERTY OCCUPANTS OR TENANTS HAVE IMPROVED THE STREETS TO THE THEN CURRENT STANDARDS REQUIRED BY GUADALUPE COUNTY AND THE STREETS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL. WRITTEN ACTION OF THE COUNTY COMMISSIONS COURT AND THE STREETS, WITH ALL REQUIRED RIGHT-OF-WAY AND BUILDING SETBACKS, HAVE BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS PUBLIC STREETS. UNTIL SUCH TIME, THE GRACE MEADOWS HOMEOWNERS ASSOCIATION AND ALL FUTURE OWNERS OF PROPERTY WITHIN THE LIMITS OF THE APPROVED DEVELOPMENT PLAT SHALL LOOK SOLELY TO THE OWNER, DEVELOPER OR ENTITY CREATED FOR THAT PURPOSE FOR FUTURE MAINTENANCE AND REPAIR OF THE STREETS INCLUDED IN THE DEVELOPMENT PLAT.

81 RESIDENTIAL LOTS & 1 OPEN SPACE (NON-RESIDENTIAL), IN 9 BLOCKS

> PRELIMINARY PLAT OF

# **GRACE VALLEY RANCH PHASE 4A**

16.025 ACRES OF LAND LOCATED IN THE FRAILAN DE LA GARZA SURVEY 253, ABSTRACT 143, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.57 ACRE TRACT OF LAND RECORDED IN DOCUMENT 202399016958 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

STATE OF ARIZONA COUNTY OF

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC SPACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERAT THEREIN EXPRESS.

> AG EHC II (LEN) MULTI STATE 4. LLC A DELAWARE LIMITED LIABILITY COMPANY BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

STEVEN S. BENSON, ITS MANAGER

#### STATE OF ARIZONA COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_

## NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS **GUADALUPE VALLEY E.C. NOTES** "EASEMENT REQUIREMENTS"

, A.D., 202

- G.V.E.C. TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED
- ANY FASEMENT DESIGNATED AS A G V E C 20' X 20' UTILITY FASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- WHERE UNDERGROUND SERVICES ARE UTILIZED G.V.E.C. WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW TO SERVICE LINE
- AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE. G.V.E.C. SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE
- LOCATION NOT BEING WITHIN A FENCED AREA. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY
- ARE SUBJECT TO A 5' X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF

THE COOPERATIVE. THIS SUBDIVISION PLAT OF GRACE VALLEY RANCH PHASE 4A HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

## **GREEN VALLEY S.U.D. NOTES** "EASEMENT CERTIFICATE"

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO. II PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEMS APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOI THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE LOCATED WITHIN 36" PARALLEL TO WATER

ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REOUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPOI SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITIO

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE GREEN VALLEY S.U.D. (G.V.S.U.D.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION.

BY:

AGENT FOR GREEN VALLEY S.U.D.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C24	5.00'	88°50'19"	7.75'	N41°14'11"E	7.00'
C25	530.00'	3°06'54"	28.81'	N84°05'53"E	28.81'
C26	470.00'	2°40'28"	21.94'	S83°52'40"W	21.94'
C27	5.00'	91°09'41"	7.96'	N48°45'49"W	7.14'
C28	5.00'	88°50'19"	7.75'	S41°14'11"W	7.00'
C29	5.00'	89°42'52"	7.83'	N49°29'14"W	7.05'
C30	790.00'	8°27'19"	116.58'	N08°51'27"W	116.48'
C31	710.00'	8°25'08"	104.33'	S08°52'33"E	104.23'
C32	5.00'	90°19'19"	7.88'	S40°29'41"W	7.09'
C33	5.00'	89°36'19"	7.82'	N49°32'30"W	7.05'
C34	570.00'	5°34'35"	55.48'	N07°31'38"W	55.45'
C35	540.00'	14°14'53"	134.29'	S53°28'40"E	133.94'
C36	5.00'	90°26'58"	7.89'	S40°25'51"W	7.10'
C37	460.00'	47°22'15"	380.32'	S36°54'59"E	369.58'
C38	435.00'	57°25'08"	435.93'	S31°53'33"E	417.92'
C39	565.00'	14°14'53"	140.50'	S53°28'40"E	140.14'
C40	565.00'	10°00'03"	98.62'	S08°11'00"E	98.49'
C41	530.00'	3°06'54"	28.81'	N84°05'53"E	28.81'
C42	130.00'	30°09'36"	68.43'	N45°31'18"W	67.64'
C43	650.00'	14°12'33"	161.20'	\$75°22'06"W	160.78'
C44	470.00'	2°40'28"	21.94'	S83°52'40"W	21.94'
C45	395.00'	6°09'36"	42.47'	S07°05'47"E	42.45'

Docusign Envelope ID: 6D7813AC-E629-49B3-AD6E-C72BF319B122



## **City of Cibolo**

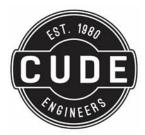
Planning Department 201 Loop 539 W/P.O. Box 826 Cibolo, TX 78108 Phone: (210) 658 - 9900

# UNIVERSAL APPLICATION - PRELIMINARY PLAT

Please fill out this form completely, supplying all necessary information and documentation to support your request. Please use a separate application for each submittal. Your application will not be accepted until the application is completed and required information provided. Grace Valley Ranch Phase 4A Project Name: 16.025 Total Acres: Survey Name: Abstract No.: Project Location (address): Overlay: 🔳 None FM 78 Current Zoning: N/A Old Town # of Lots: 81 # of Units: Proposed Zoning: N/A Commercial Industrial Please Choose One: Single-Family Π Multi-Family ΓI Other Π Current Use: Undeveloped Total Proposed Square Footage: Proposed Use: Single Family (Commercial/Industrial only)

**Applicant Information:** 

Applicate intornation.	
Property Owner Name: Richard Mott	
Address: 100 NE Loop 410, Suite 1155	City: San Antonio
State: TX Zip Code: 78216	Phone: 210-889-5516
Email: richard.mott@lennar.com	Fax:
*Applicant (if different than Owner): Lennar Homes of Texas Land	and Construction, LTD (Richard Mott, P.E.)
* Letter of Authorization required Address: 100 NE Loop 410, Suite 1155	City: San Antonio
State: TX Zip Code: 78216	Phone: 210-403-6200
Email: richard.mott@lennar.com	 Fax:
Representative: Cude Engineers (Kyle Hudek, P.E.)	
Address: 4122 Pond Hill Rd, Suite 100	City: San Antonio
State: TX Zip Code: 78231	Phone: 210-681-2951
Email: khudek@cudeengineers.com	Fax:
Owner or Representative's Signature	Total Fees
Typed / Printed Name	Payment Method
State of TeXus	
County of Bex w	Submittal Date
Before me, Triston Cort 62 Name of Notary Public	, on this day personally appeared Accepted by
Richwed Mott , to be the pe	erson(s) who is/are subscribed to the
Name of signer(s) foregoing instrument and acknowledge to me that he/she/they executed the same for t	Case Number
Given under my hand and seal of office this $12^{+1}$ day of	November ,2024
	101011200 ,202
husting Loull	
Notary Public Signature	Page 1 of 3
	Comm. Expires 07-24-2028
	Notary ID 135007178



2/03/2025

Mrs. Lindsey Walker City Planner P.O. Box 826 200 S. Main St. Cibolo, TX 78108

Grace Valley Ranch, Phase 4A – Preliminary Plat Application Request

Dear Mrs. Walker,

This letter is regarding the final plat application request for the development project known as Grace Valley Ranch, Phase 4A. This development encompasses 16.025 acres and consists of 81 single-family homes located within the City of Cibolo Extraterritorial Jurisdiction, Guadalupe County, Texas.

The purpose of this correspondence is to formally request the review of the Grace Valley Ranch, Phase 4A preliminary plat by the City of Cibolo staff, Planning and Zoning Commission and the City Council.

If you have any questions or need any additional information, please call me for further assistance at 210-681-2951.

Sincerely,

K Hede

Kyle Hudek, P.E. Senior Project Manager



February 28, 2025

On behalf of the:

City of Cibolo Attn: Lindsey Walker 200 S. Main Street Cibolo, Texas 78108



Re: Final Plat Review Grace Valley Ranch 4A (PC-25-10-PP)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced subdivision and has the following comments:

General Note -

1. Please include as part of your resubmittal a comment response letter addressing all comments.

## <u>Sheet 1 of 2 –</u>

- 1. Please confirm acreages as shown on marked up plat are correct. In the review of the final plat for Phase 3 street extension both 166.594 acres & 167.5 acres were shown in various locations.
- 2. Area between lots and Homestead Parkway ROW to be labeled as 900 series lot as marked up in the plat.
- 3. Temporary turn arounds are to be added to dead ends as marked up in the plat.
- 4. Add Radius and dimension offset for Cul-de-sac for Teal Trail.
- 5. Update existing block labels for Unit 3A as marked up.
- 6. Update temporary turn around line work at end of Thea Meadows.
- 7. Please fix text conflicts as shown on marked up plat.
- 8. Please add Proposed major and minor contours to the legend and show on streets.
- 9. Label easement as shown on marked up plat.
- 10. Show entire limits of Homestead Parkway as shown in marked up plat.
- 11. Please explain what the gray line marked up in plat is.
- 12. Update prepared date for 2025.
- 13. Is clear vision easement needed at intersection of Gulf Gator Grove & Moonwood Ave?



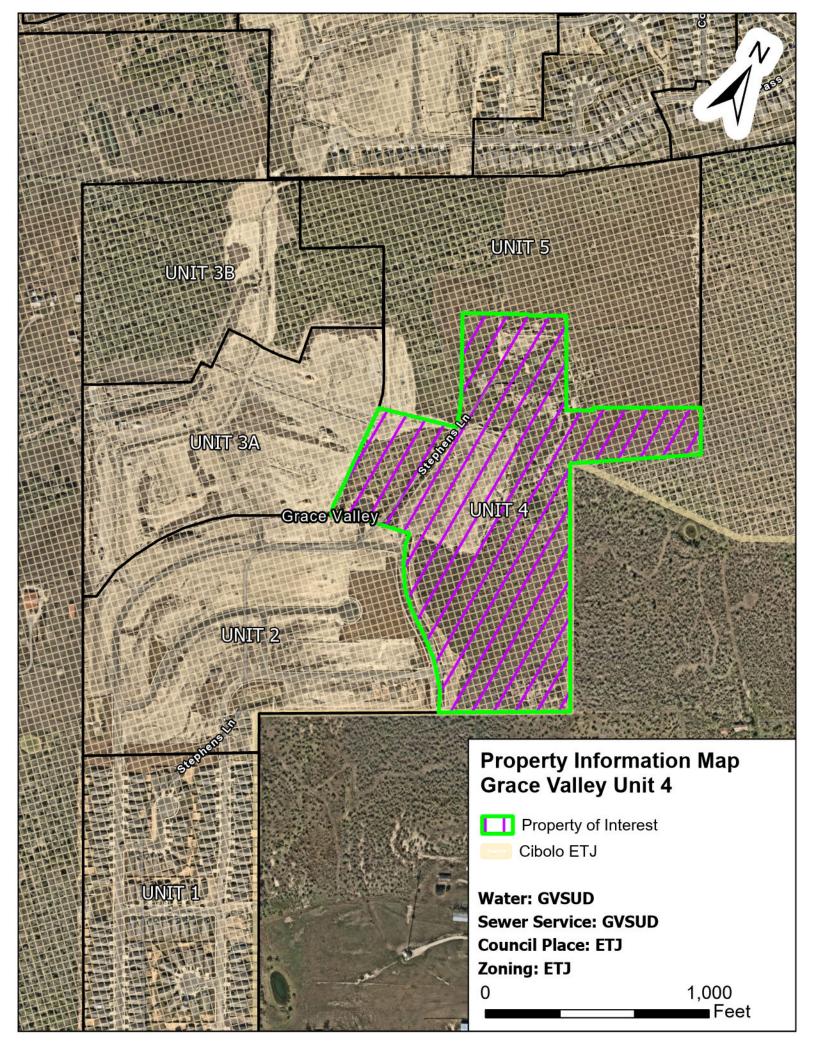
Sheet 2 of 2 -

- 1. Update line and curve tables to include all callouts shown on plat.
- 2. Update sheet numbering.
- 3. Note #35 acreage matches Unit 3A exactly. Confirm this is correct or update as needed.
- 4. Please confirm note #36 is applicable. It does not appear the key notes #2 would ever be incorporated into future ROW. Key note #5 is not shown on plat.
- 5. Update prepared date for 2025
- 6. Update certificates for 2025.

Our review of the subdivision does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E. Plan Reviewer for the City of Cibolo





## **Planning and Zoning Commission Staff Report**

## E. Discussion/Action regarding a proposed Land Study of the Neill Tract Subdivision.

Discussion/Action Items Item: 9E.
-

PLANNING & ZONING COMMISSION ACTION: Discussion/Action and Recommendation of the above referenced petition

#### **PROPERTY INFORMATION:**

Project Name:	LS-25-01	
Owner:	Larry Neill	
Representatives:	Jason Townsley, KB Homes Lonestar, Inc.; Nicholas Gower, LJA Engineering	
Area:	67.589 acres	
Location:	Schmoekel Road	
Council District:	ETJ	
Zoning ( <u>map</u> ):	ETJ	
Proposed Use:	337 Multi-Family Residential units; 4 phases	
Utility Providers:	Water, Sewer – GVSUD, Electricity – GVEC	

#### FINDINGS/CURRENT ACTIVITY:

According to Section 20.3.2 of the City of Cibolo's Unified Development Code (UDC), a 'Land Study' serves as "the first or introductory plan of a proposed subdivision." It is required when a "developer intends to develop and record only an individual portion to such subdivision." The Land Study is used as an aid to show the proposed development of the entire subdivision and to assess the adequacy of public facilities and services needed to serve the proposed subdivision.

This Land Study is for the proposed Neill Subdivision, located on Schmoekel Road, west of the intersection of Schmoekel Road and Santa Clara Road, in the City of Cibolo's Extraterritorial Jurisdiction (ETJ). The Land Study is proposing a four-phase development consisting of 67.589 acres and 337 multi-family residential units featuring townhomes and condominiums.

The Land Study submittal proposes the subdivision will be served by Guadalupe Valley Electric Cooperative (GVEC) for electricity and Guadalupe Valley Special Utility District (GVSUD) for water and sewer. The applicant provided letters of certification (LOCs), as required by Section 20.3.2.A of the UDC, from the following utility providers: GVEC, GVSUD, AT&T, and Spectrum.

Per Section 20.3.2.C.2 of the UDC, "the City Council shall review and evaluate the Land Study to determine whether the proposed development conforms to the Future Land Use Plan, Future Thoroughfare Plan, the UDC and other applicable ordinances of the City."

<u>Future Land Use Map (FLUM)</u>: The City of Cibolo's Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community's visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. It does not constitute zoning regulations or establish zoning district boundaries.

The Neill Subdivision is designated as Neighborhood Commercial on the City's recently adopted FLUM. The character and intent of the Neighborhood Commercial PlaceType includes *"small, free-standing buildings containing one or more businesses...Business types may include restaurants, local retail, medical offices, banks, and other retail and service uses."* Primary land uses in Estate Residential consist of *"Neighborhood Retail, Office."* Therefore, the proposed Neill Subdivision does not align with the Neighborhood Commercial PlaceType.

However, the proposed development would align more closely with the Compact Residential PlaceType, which allows "a variety of housing types, including...multifamily." Some local examples provided of "Multifamily Complexes" within this PlaceType include "Grand at Cibolo, Trophy Oak".

<u>Master Thoroughfare Plan (MTP)</u>: The City of Cibolo's Master Thoroughfare Plan (MTP) was also adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The MTP identifies transportation improvements and needs in the City and ETJ, focusing on the existing and proposed arterial and collector network that will serve the community as it grows over time. The MTP will ensure that future rights-of-way are set aside for growing the City's transportation network.

The Neill Subdivision is located on Schmoekel Road which has an existing 50-foot right-of-way. Schmoekel Road is classified as a collector on the MTP. The right-of-way requirement for collectors is currently 80 feet. The Land Study proposes a 20-foot right-of-way dedication along the property's frontage on Schmoekel Road.

#### PLANNING AND ZONING COMMISSION ACTION:

The following are sample motions that can be made by the Planning & Zoning Commission regarding this agenda item.

- 1. Recommend approval to the Mayor and City Council of the Land Study for the Neill Tract Subdivision.
- 2. Recommend **approval** to the Mayor and City Council of the Land Study for the Neill Tract Subdivision, **with** conditions.
- 3. Deny the Land Study for the Neill Tract Subdivision, with findings.

#### STAFF ANALYSIS:

Section 20.3.2.E of the UDC provides direction to the Planning & Zoning Commission and City Council when considering a Land Study by outlining the following criteria for approval:

1. The Study/Plan will be consistent with all zoning requirements for the property, if within the City corporate limits, or any development regulations approved as part of a Development Agreement;

**STAFF FINDING:** There is no zoning on the subject property as it is located in Cibolo's ETJ. No development agreement exists for the Neill Tract. Therefore, the proposed development must comply with the UDC.

2. The proposed provision and configuration of roads, water, wastewater; drainage and park facilities will be adequate to serve each phase of the development;

<u>ROADS/ MTP</u>: The Land Study proposes a 20-foot right-of-way dedication along Schmoekel Road, which is identified as a collector (80' ROW) on the City's MTP. Internal streets of the proposed subdivision will have a 50-foot right-of-way.

Section 20.3.2 of the UDC requires that documentation be submitted with the Land Study that identifies which level of a Traffic Impact Analysis (TIA) will be submitted at the time of platting. The applicant has provided a TIA with their submittal and will be required to have a scoping meeting with the City to further determine the parameters of the analysis.

UTILITIES: The applicant provided LOCs from GVEC, GVSUD, AT&T, and Spectrum.

The Land Study includes a utility plan showing a proposed wastewater line within the southeastern portion of the subdivision. This line is proposed to extend off-site for approximately 1,759 linear feet east of the subdivision, running through adjacent properties via easements, before tying into an existing, off-site 18-inch wastewater main located in "Kayden Springs Unit 1," east of Santa Clara Road. Additionally, the utility plan indicates a 12-inch water line proposed within the Neill Subdivision, which will connect to an existing 16-inch water main, approximately 500 feet west of the property, along Schmoekel Road.

The Engineering Design Report includes GVSUD feasibility studies for water and wastewater services. However, these studies are based on "351 Residential EDUs" for single-family detached housing, rather than a multi-family use.

<u>DRAINAGE</u>: The northeastern corner of the proposed subdivision is within the FEMA floodplain. Outside of the floodplain, within the northeastern portion of the site, the Neill Subdivision is proposing one on-site detention pond to mitigate to mitigate runoff. The Engineering Design Report indicates that *"water from the detention pond will flow into the earthen drainage channel along the south side of Schmoekel Road and into Santa Clara Tributary 6."* 

<u>PARKLAND</u>: Section 16.2.2 of the UDC requires a minimum parkland dedication of "eight (8%) percent of the total tract." Considering the total acreage of the Neill Tract is 67.589 acres, the developer is required to dedicate at least 5.40 acres for parkland. Although the Engineering Design Report states that "the total parkland dedication will be greater or equal to 5.41 acres," the Land Study does not depict any designated parkland. Therefore, without this information shown on the Land Study, the minimum acreage for parkland dedication cannot be confirmed as being satisfied.

**STAFF FINDING:** Due to parkland dedication not being shown on the Land Study as well as the inconsistencies found between the Land Study and the Engineering Design Report, staff finds that the proposed Land Study does not meet this requirement for approval.

3. The schedule of development is feasible and prudent and assures that the proposed development will progress to completion within the time limits proposed or allowed prior to Study/Plan expiration;

**STAFF FINDING:** The Neill Tract is proposed as a four-phase, multi-family residential subdivision. No development schedule was provided by the applicant. However, a Land Study is valid *"for a period of five (5) years from the date of approval"* per Section 20.3.2.D.2 of the UDC.

4. If the land lies within the extra territorial jurisdiction and/or is part of an approved Development Agreement, the proposed Study/Plan conforms to the provision of the Development Agreement and is consistent with the incorporated Conceptual Plan or any development regulations contained in the approved Development Agreement; and

**STAFF FINDING:** The subject property is located in Cibolo's ETJ. No development agreement exists for the Neill Tract. Therefore, the proposed Land Study must comply with all applicable regulations in the City's UDC.

5. The location, size and sequence of the phases of development proposed assures orderly and efficient development of the land subject to the plan.

**STAFF FINDING:** Although the Neill Tract is proposed as a four-phase subdivision, the applicant did not indicate the timing or sequencing of development in their Land Study submittal to ensure orderly and efficient development of the land.

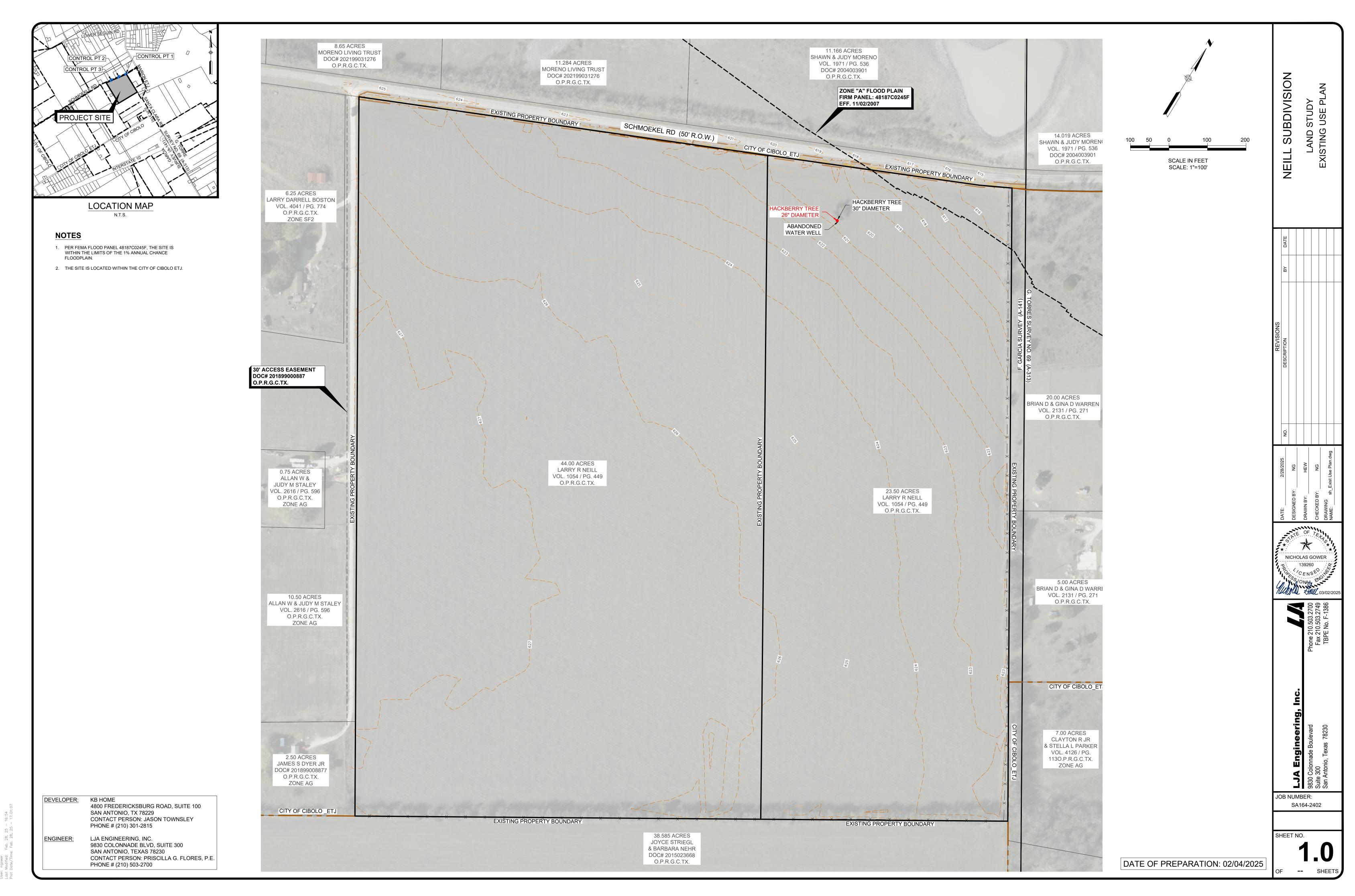
#### STAFF RECOMMENDATION:

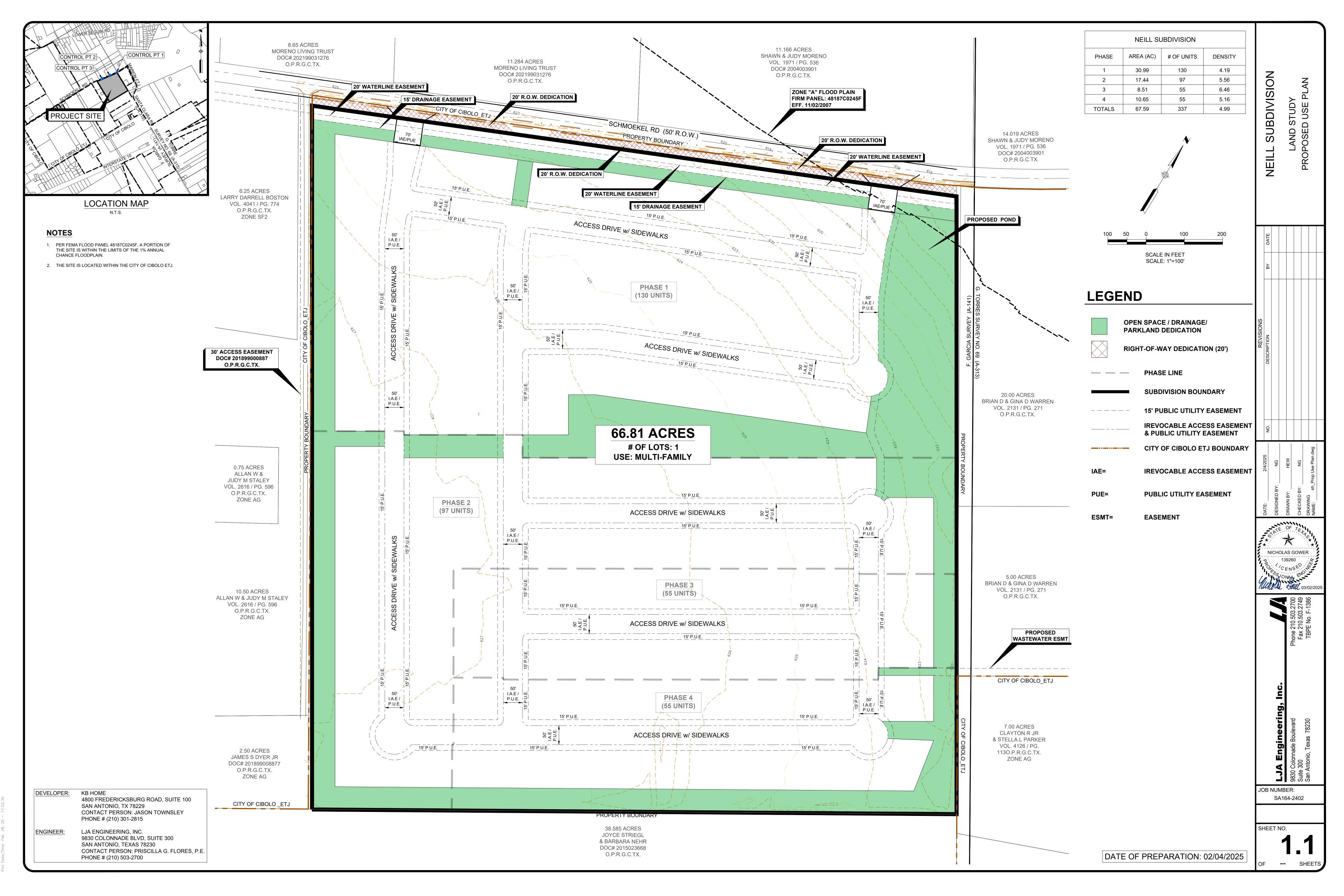
Staff and the City Engineer reviewed the Land Study and its associated documents. As outlined in the attached review memo, there are outstanding comments on the Land Study and Engineering Design Report that must be addressed.

Therefore, Staff recommends DENIAL of the Land Study as it does not conform with the subdivision regulations in Section 20.3.2 of the Cibolo Unified Development Code (UDC) due to the absence of information on easements, lack of details for proposed parkland dedication, and discrepancies in the Engineering Design Report, which references single-family residential instead of the multi-family units as proposed in the Land Study.

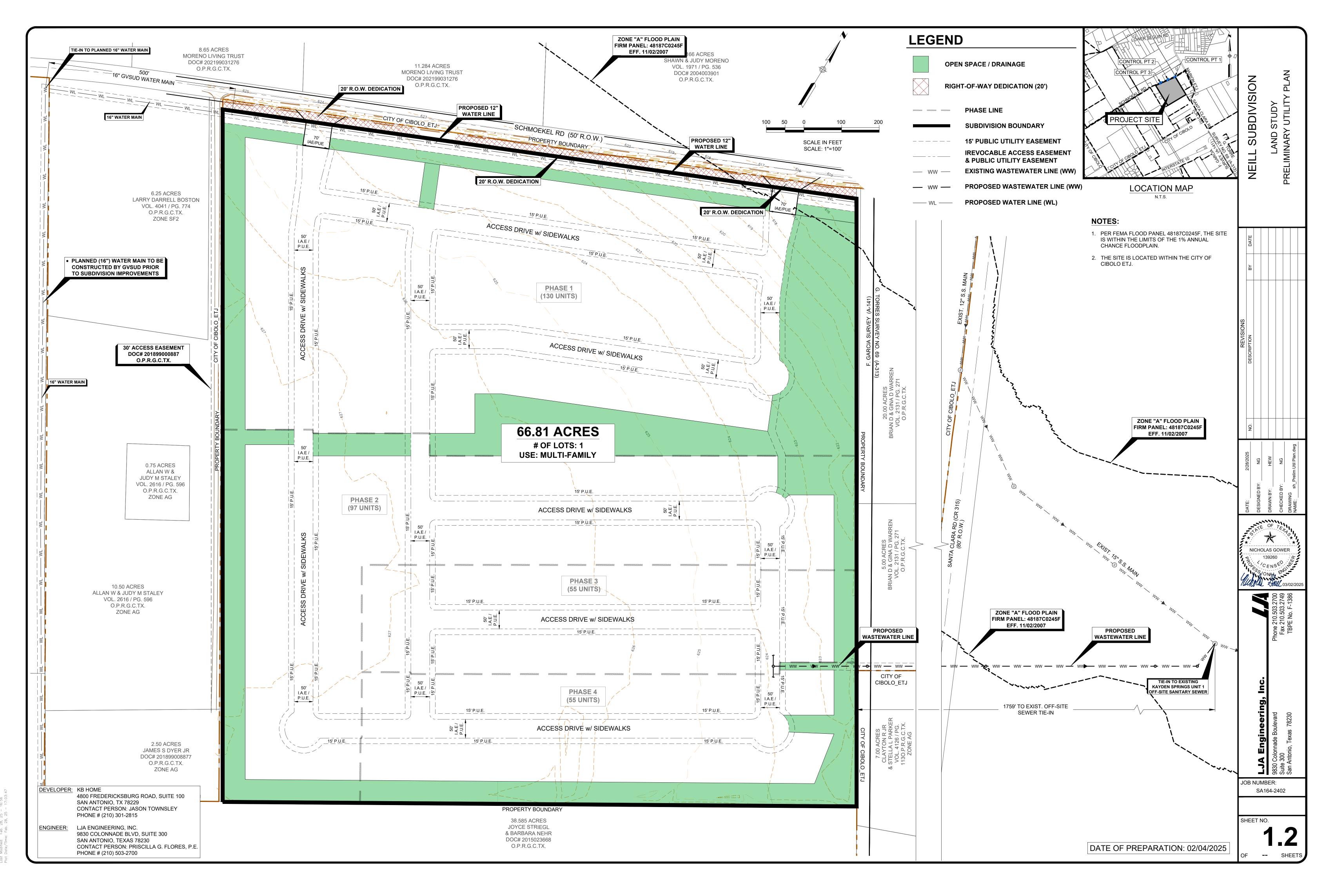
#### **Attachments**

Land Study Land Study Report Application City Engineer's Letter Property Information Map

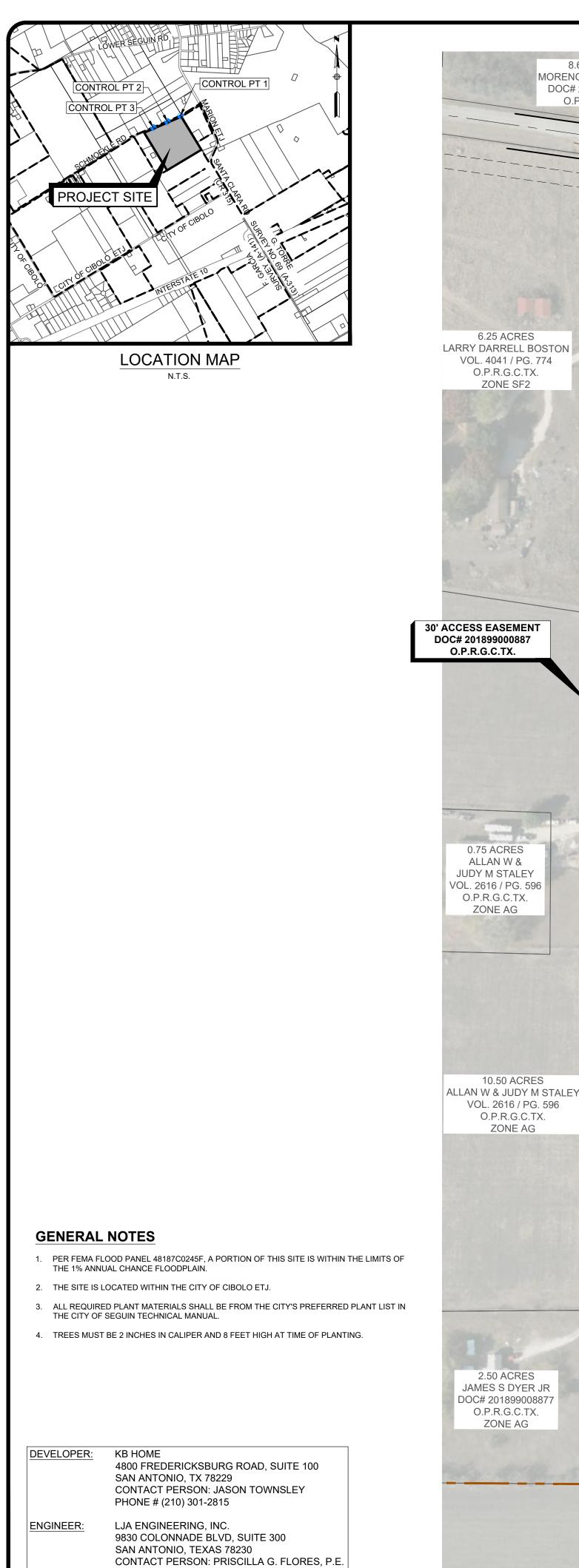




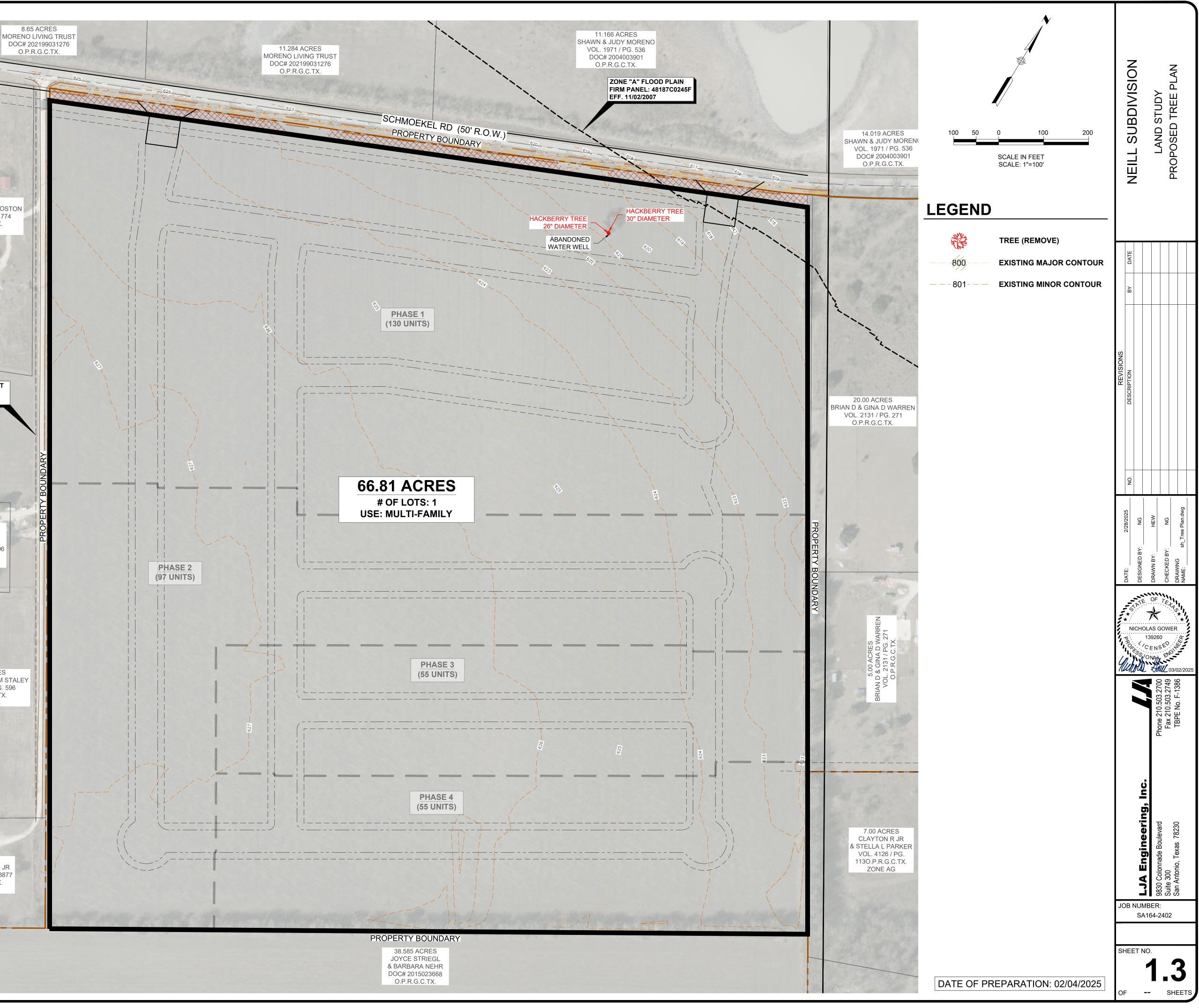
28, 28, Feb.



::\SA164 KB Home\2402 Neill Tract\426 Site Development Plans\DWG—Exhibit\Land Study\sh\_Prelim L Jser: ngower



PHONE # (210) 503-2700



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## **ENGINEERING DESIGN REPORT**

FOR

## **NEILL SUBDIVISION**

MARCH 2<sup>ND</sup>, 2025



**Prepared By:** 

LJA ENGINEERING, INC. 9830 Colonnade Blvd, Suite 300 San Antonio, Texas 78230 Phone (210) 503-2700

LJA FILE NO. SA3856-040



## **ENGINEERING DESIGN REPORT**

## IN CITY OF CIBOLO EXTRATERRITORIAL JURISDICTION, GUADALUPE COUNTY, TEXAS

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## 1.0 Executive Summary

Neill Subdivision will be a multi-family (townhomes/condominiums) subdivision that will be constructed in four phases totaling 337 units situated on 67.59 acres. Phase 1 will consist of 130 units situated on 30.99 acres, Phase 2 will consist of 97 units situated on 17.44 acres, Phase 3 will consist of 55 units situated on 8.51 acres, and Phase 4 will consist of 55 units situated on 10.65 acres. This development will consist of the design of water, wastewater, streets, and drainage produced by LJA Engineering.

## 1.1 Site Summary

Neill Subdivision is located within the City of Cibolo's extraterritorial jurisdiction (ETJ), Guadalupe County, Texas. Neill Subdivision is located on the south side of Schmoekel Road with the northeastern corner of the Neill Subdivision parcel located approximately 1,000 linear feet southwest of the intersection of Schmoekel Road and Santa Clara Road (Exhibit 2.1). The project site is currently two parcels in Guadalupe County Appraisal District numbered 63975 and 63974. Neill Subdivision has approximately 1,700 linear feet of frontage along Schmoekel Road on the north side of the property, is bounded by rural residential homes to the east and west of the project site, and farmland to the south of the project site. The project site is in Marion Independent School District. The project site is a 67.59-acre tract out the F. Garcia survey, Abstract 141, Guadalupe County, Texas. A chain-of-title document was prepared by RPS Title, LLC (Appendix 3.9). The Deed of gift has been filed 13 August 1993, in Volume 1054, Page 0449, of the Official Public Records of Guadalupe County, Texas (Appendix 3.10). Since the project site is within the City's ETJ, there is no zoning associated with the development. The lot will have a front setback of 15 feet minimum, side setback of 5 feet minimum, and a back setback of 10 feet minimum.

The subject tract is currently cultivated farmland with mature trees along the eastern and southern tract boundaries and slopes ranging from 1% to 3% slopes. The site predominately drains from south to north into the Santa Clara Tributary 6 which ultimately discharges into the Santa Clara Creek. There is an abandoned hand-dug water well on site which was filled to approximately four feet from the surface with sediment (Appendix 3.2). According to the Soil Conservation Service (SCS) Soil Survey of Guadalupe County, Texas, the soil type present on



the subject tract is Branyon clay (BrA & BrB) (Appendix 3.1). Branyon clay (BrA) consists of slopes ranging from 0 to 1 percent, and Branyon clay (BrB) consists of slopes ranging from 1 to 3 percent (Appendix 3.1).

## **1.2 Water Infrastructure**

The water purveyor is Green Valley Special Utility District (GVSUD). Neill Subdivision water infrastructure will be designed in accordance to GVSUDs standard waterline specification and details. Currently GVSUD is planning a 16-inch distribution that will be located approximately 500 feet west of the project site. The existing 16-inch water will be the connection point for the proposed water main that services Neill Subdivision. Per the GVSUD Water Service Feasibility Study (Appendix 3.5), the proposed 12" water main will extend across the Schmoekel Road frontage and end at the eastern boundary of Neill Subdivision. Neill Subdivision will tie into the 12" water main at the two entrances of the subdivision with 8-inch water main (Exhibit 2.11). GVSUD currently has adequate water supply to meet the Neill Subdivision demand request, per the Water Service Feasibility Study.

## **1.3 Wastewater Infrastructure**

The wastewater purveyor is Green Valley Special Utility District (GVSUD). Neill Subdivision wastewater infrastructure will be designed according to the GVSUD wastewater design criteria and the Texas Commission of Environmental Quality (TCEQ). The nearest existing wastewater infrastructure is east of Santa Clara Road, which is located approximately 1,000 linear feet from the east side of site. This existing wastewater line was designed by Westwood Professional Services, Inc. in San Antonio, TX. The construction documents are titled "Off-site Sanitary Sewer Construction Plans for Kayden Springs Unit 1". This existing wastewater line is the proposed connection point for the Neill Subdivision wastewater infrastructure, per GVSUD coordination. The wastewater line is currently on the east side of Santa Clara Road. No upsizing of the existing wastewater will be necessary. Neill Subdivision proposes an 8-inch wastewater main to connect to the 18-inch wastewater main and extend offsite via easements through parcels 120838 and 153797 (Exhibit 2.11). No lift stations or force mains will be required.



## **1.4 Street Infrastructure**

Neill Subdivision has 1,700 linear feet of frontage along Schmoekel Road (county road). Schmoekel Road is a two-lane undivided, 20-foot wide asphalt paved road with no pavement markings within a 50' right-of-way. The nearest intersection from our project site is Santa Clara Road, approximately 1,000 linear feet east from our project site. Santa Clara Road is an existing two lane, 24-foot wide asphalt paved road with yellow center line pavement markings within an 80' right-of-way. There are no apparent existing driveways to access the project site. The current condition of the site is crops without any fencing, therefore, it is assumed the owner accesses the site along any point of the Schmoekel Road frontage.

Per the City of Cibolo and Guadalupe County Major Thoroughfare Plans, 20-foot of right-of-way will be dedicated to Schmoekel Road with the construction of the proposed development for a future ROW width of 90-foot. Neill Subdivision is proposing two driveways along Schmoekel Road frontage. The internal of the multi-family site will be connected by an Irrevocable Access Easement.. All streets are required to have sidewalks meet the requirements for the Americans with Disabilities Act (ADA), the International Building Code (IBC), and the Texas Accessibility Standards (TAS), as enforced by the Texas Department of Licensing and Regulation (TDLR).

The Neill Subdivision streets have been designed using the City of Cibolo Street Design Criteria., consisting of HMAC, flexible base, and compacted subgrade as determined by the geotechnical report. There are no future roads to be built though the Neill Subdivision project site according to the Guadalupe County and City of Cibolo Major Thoroughfare maps (Exhibit 2.9). Per the Traffic Impact Analysis, the intersection of Santa Clara Road and Lower Seguin Road will need to be converted to an all-way stop-control at full build-out of subdivision. Construction of a 180 linear foot eastbound right-turn lane on Schmoekel Road onto Santa Clara Road at full build-out of the subdivision. Also, a westbound 365 linear foot left-turn lane along Schmoekel Rd at full build out will need to be constructed at the eastern access point into Neill Subdivision (Appendix 3.8).



## 1.5 Drainage Analysis

## 1.5.1 Summary

Neill Subdivision storm water design will be designed according to the City of Cibolo Stormwater Design Guidelines. Drainage analysis will include the anticipated storm water runoff associated with the existing, proposed, and fully developed conditions for the 2-year, 5-year, 10-year, 25-year, 50-year, and 100-year flood conditions and mitigate any increases in storm water runoff leaving the site. The drainage analysis will be using the SCS method, which is acceptable within the City of Cibolo Unified Development Code. The on-site and off-site drainage areas were delineated using survey and lidar data. The site will utilize earthen channels and other drainage structures to reduce the runoff back to existing conditions for the overall tributary.

## **1.5.2 Existing Conditions**

The Neill Subdivision project site is currently farmland with crops planted throughout the site with minimal slopes (Exhibit 2.12). The drainage associated with our property flows from the western portion of the site to the east. There is a small portion of the project site in FEMA Flood Zone A at the northeast corner of the project site per FEMA Pannel 48187C0245F Eff. 11/2/2007 (Exhibit 2.7). The rest of the project site is outside of any FEMA Floodplain boundaries. The stormwater from the development will flow into Santa Clara Tributary 6 which will then flow into Santa Clara Creek. There is an existing earthen swell that runs parallel to the eastern border of the project site starting approximately midway into the project site and ending at Schmoekel Road. There is also an existing off-site earthen swell on the southern side of Schmoekel Road. The entire site is Soil Type D (Exhibit 2.4).

The existing drainage area is a total of 132.10 acres encompassing the entirely of the project site and a portion of several parcels to the west of the project site. The existing drainage area with all parcels included consists of 25.11 acres of farmstead and 106.99 acres of crops with slopes less than 2%.

## **1.5.3 Ultimate Conditions**

Neill Subdivision will be developed as a multi-family residential subdivision. Neill Subdivision drainage concept will include the use of earthen drainage channels along all four boundaries of the project site as well as in the center of the project site (Exhibit 2.13). This drainage system



will ultimately flow to a proposed detention pond at the northeast corner of the development that will discharge at 80% of the existing flow.

## 1.5.4 Pond Analysis

Neill Subdivision proposes one on-site detention basin on the northeastern corner of the project site to mitigate the increase in runoff to 80% of existing conditions. The hydraulic path to be used for time of concentration calculations utilizes the TR-55 method with a lag time using a 0.6 coefficient. The Soil Conservation Service (SCS) method will be used for the Hydrology Method for the analysis of ultimate storm water flow. The water from the detention pond will flow into the earthen drainage channel along the south side of Schmoekel road and into Santa Clara Tributary 6. Water quality requirements as prescribed by the TCEQ Technical Guidance Manual will be met with the detention basin design.

## 1.5.5 Drainage Conclusion

The proposed Neill Subdivision development has been analyzed and has resulted in all anticipated existing peak flows resulting from the 2-year, 5-year, 10-year, 25-year, and 100-year storm events have been reduced with the use of the proposed on-site detention and drainage facilities. In conclusion, Neill Subdivision will not produce significant adverse impact to other properties, habitable structures, or drainage systems downstream.

EXISTING	ULTIMATE	STORM	EXISTING RUNOFF	PROPOSED RUNOFF
WATERSHED	WATERSHED	FREQUENCY	(CFS)	(CFS)
	w/ Detention			
		2-YR	284.2	190.8
		5-YR	372.1	247
J-3	J-3	10-YR	431.4	295.4
		25-YR	508.1	357.3
		100-YR	635.7	470
		2-YR	1912.5	1910.9
		5-YR	2774.5	2769.9
J-2	J-2	10-YR	3378.3	3375
		25-YR	4074.5	4072.9
		100-YR	5328.8	5327
		2-YR	1955.3	1949.4



		5-YR	2836.7	2827.9
J-1	J-1	10-YR	3454.9	3447.1
		25-YR	4166.8	4160.2
		100-YR	5449.9	5442.8

Table 2 - Existing vs. Proposed	l Conditions Runoff Comparison
---------------------------------	--------------------------------

#### 1.6 Gas & Electric Service

Electric service will be provided by GVEC. Both Spectrum and AT&T can provide cable, phone, and internet service. GVEC has existing overhead single-phase primary electric along the northern, eastern, and western property line and three-phase along Santa Clara Rd (Exhibit 2.10). AT&T has an existing buried cable line on the northern property boundary. Will-serve letters from GVEC, Spectrum, and AT&T are provided in (Appendix 3.3). Gas service will not be provided in this development.

#### **1.7 Parkland Dedication**

The City of Cibolo has parkland dedication requirements for the proposed major subdivision. The subject property will have a dedication or mitigation requirement of at least eight (8%) percent of the total tract, excluding any commercial or industry land uses that may be in the tract, of which no more than 60% may be floodplain. Based on our 67.59-acre tract, the total parkland dedication will be greater or equal to 5.41 acres. The land plan has been designed to meet the required parkland dedication requirements.

#### **1.8 Tree Preservation**

The City of Cibolo does have tree preservation and landscaping requirements. This project site currently has one existing tree on the north side of the property and dozens of shrubs along the eastern and southern project boundaries. There will be no existing trees to be preserved with this development. Development will follow City of Cibolo tree planting requirements for Multi-family.

#### **1.9 Conclusion**

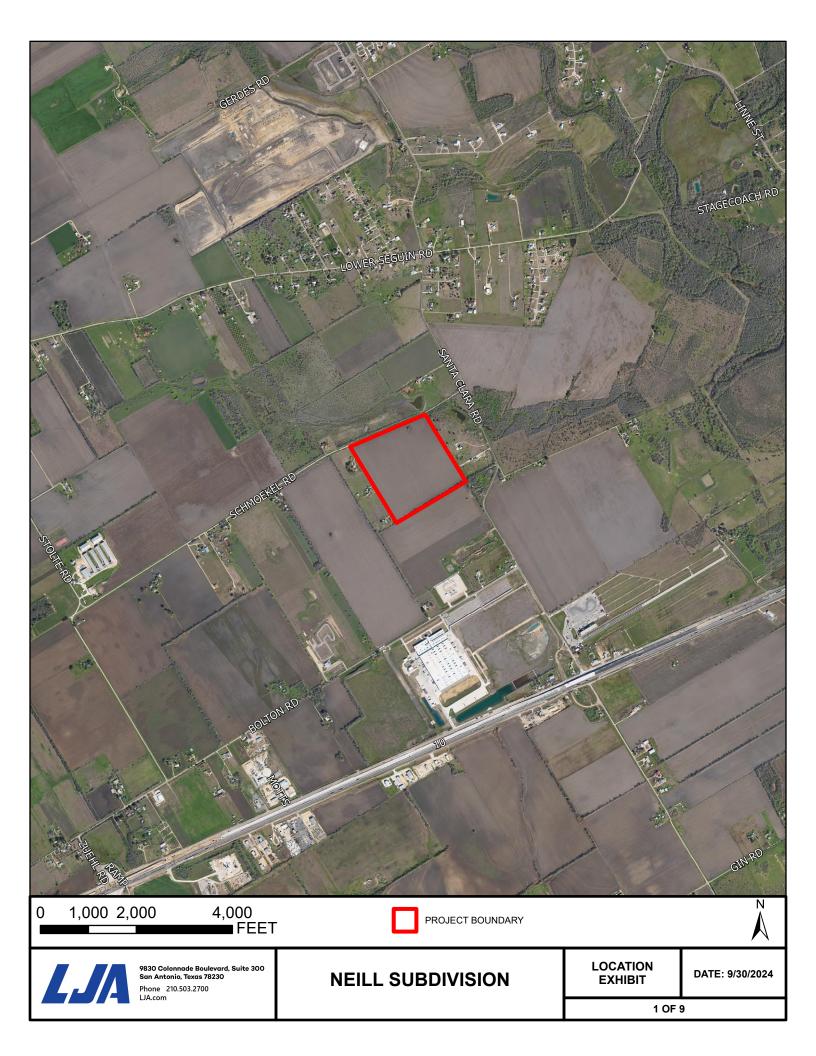
Neill Subdivision has been preliminarily studied on all civil engineering aspects that will affect the project and has been deemed to be able to develop the 67.59-acre project site to a single-



family residential subdivision with approximately 337 units as shown on the Land Plan (Exhibit 2.14).

# SITE LOCATION MAP

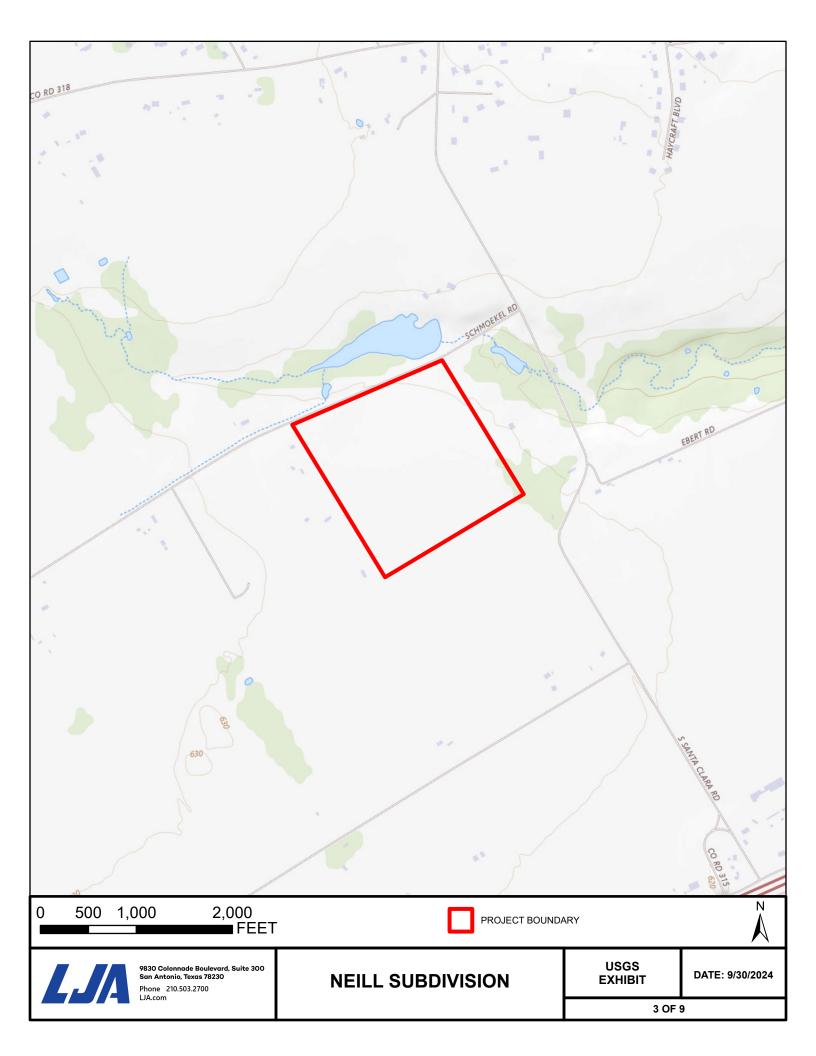
Neill Subdivision K:\SA164 KB Home\2402 Neill Tract\426 Site Development Plans\ENGR-Documents & Calculations\EDR\Exhibits.docx



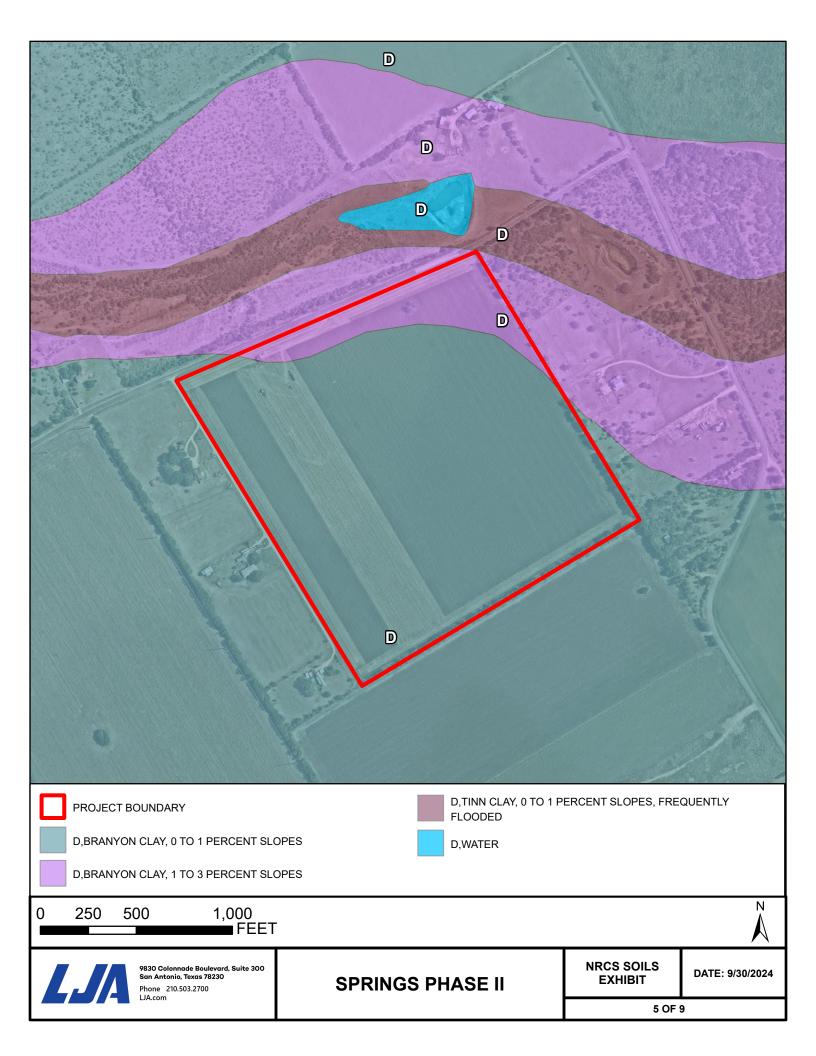
**AERIAL MAP** 



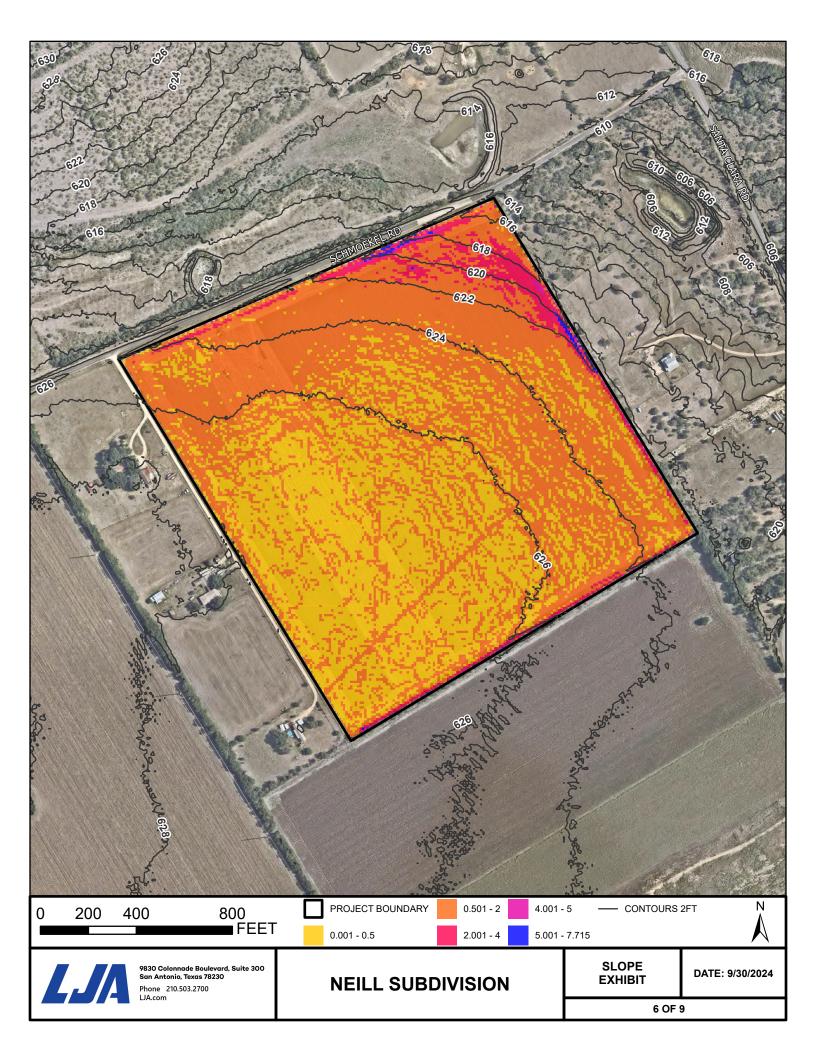
## **USGS QUIADRANGLE**



SOILS MAP



#### SLOPE MAP



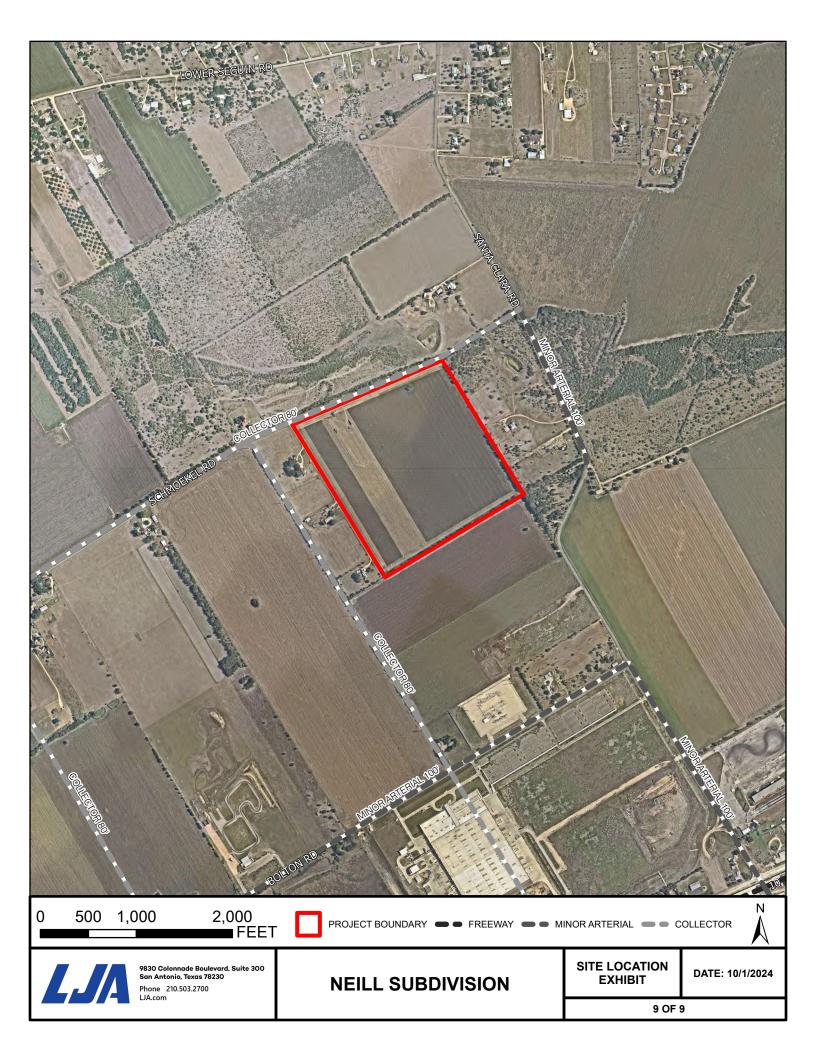
# FEMA FLOOD INSURANCE RATE MAP



### **ZONING MAP**



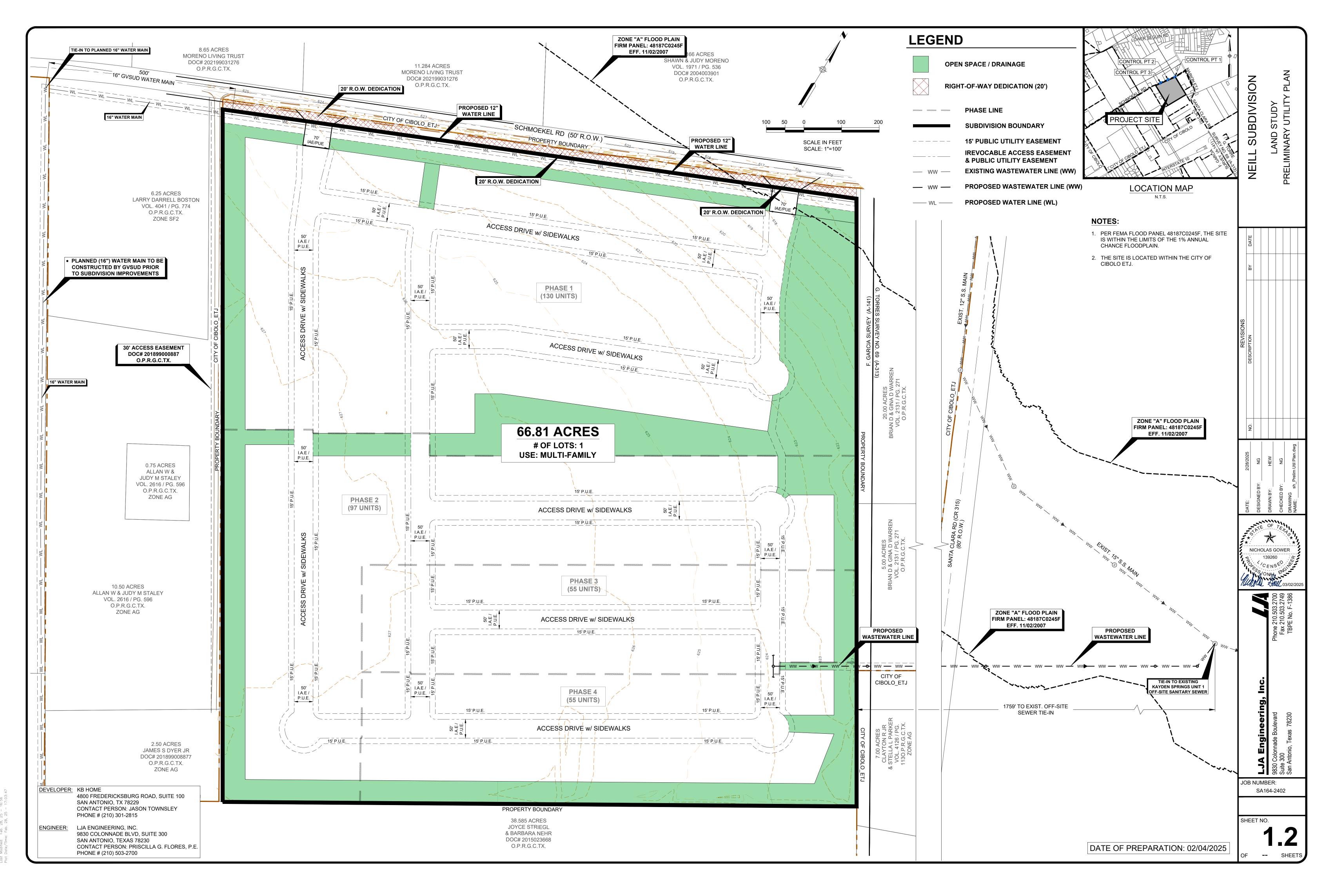
# MAJOR THOROUGHFARE MAP



# EXISTING ELECTRIC MAP

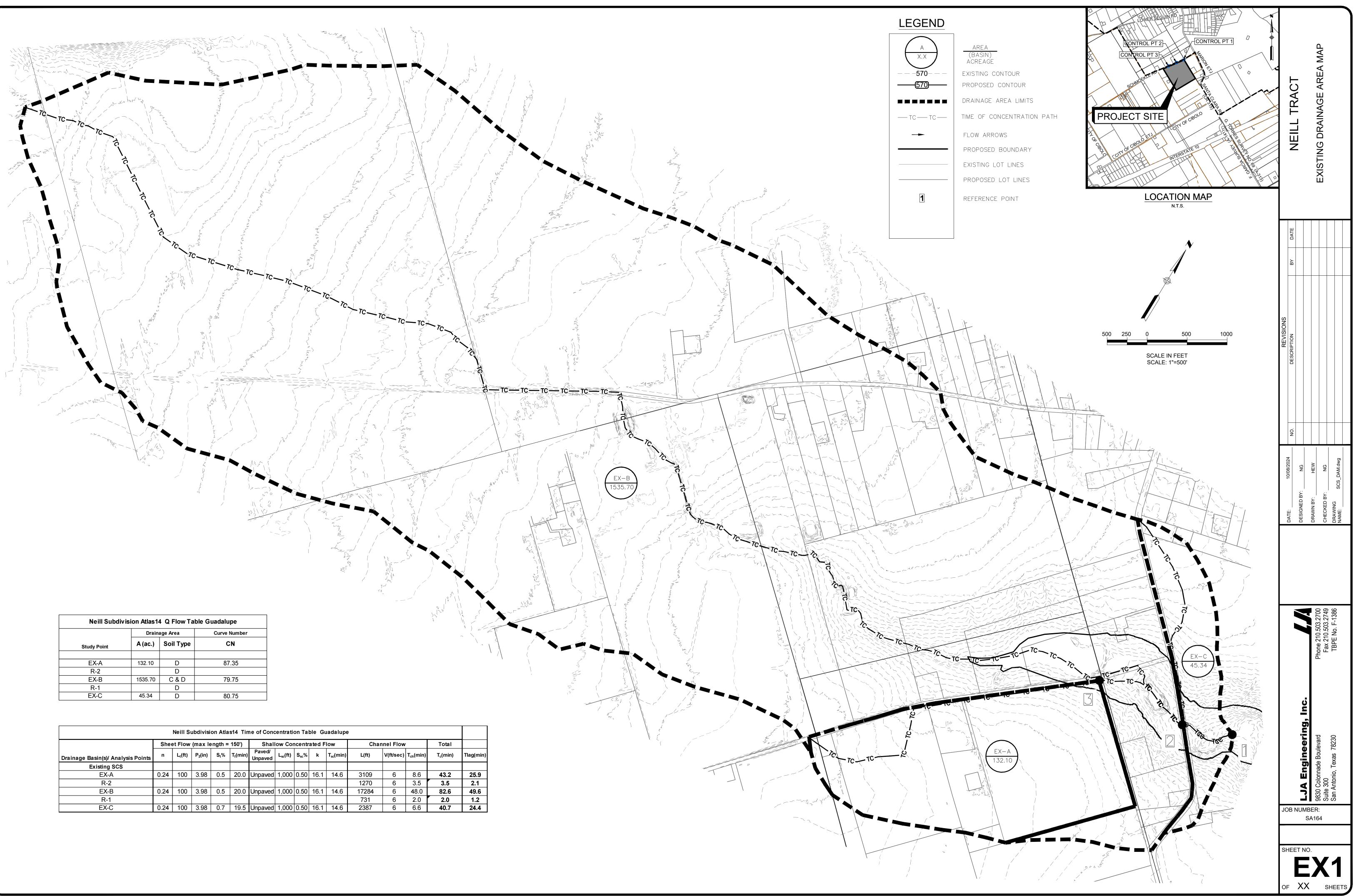


# PRELIMINARY UTILITY LAYOUT



::\SA164 KB Home\2402 Neill Tract\426 Site Development Plans\DWG—Exhibit\Land Study\sh\_Prelim L Jser: ngower

# EXISTING DRAINAGE AREA MAP



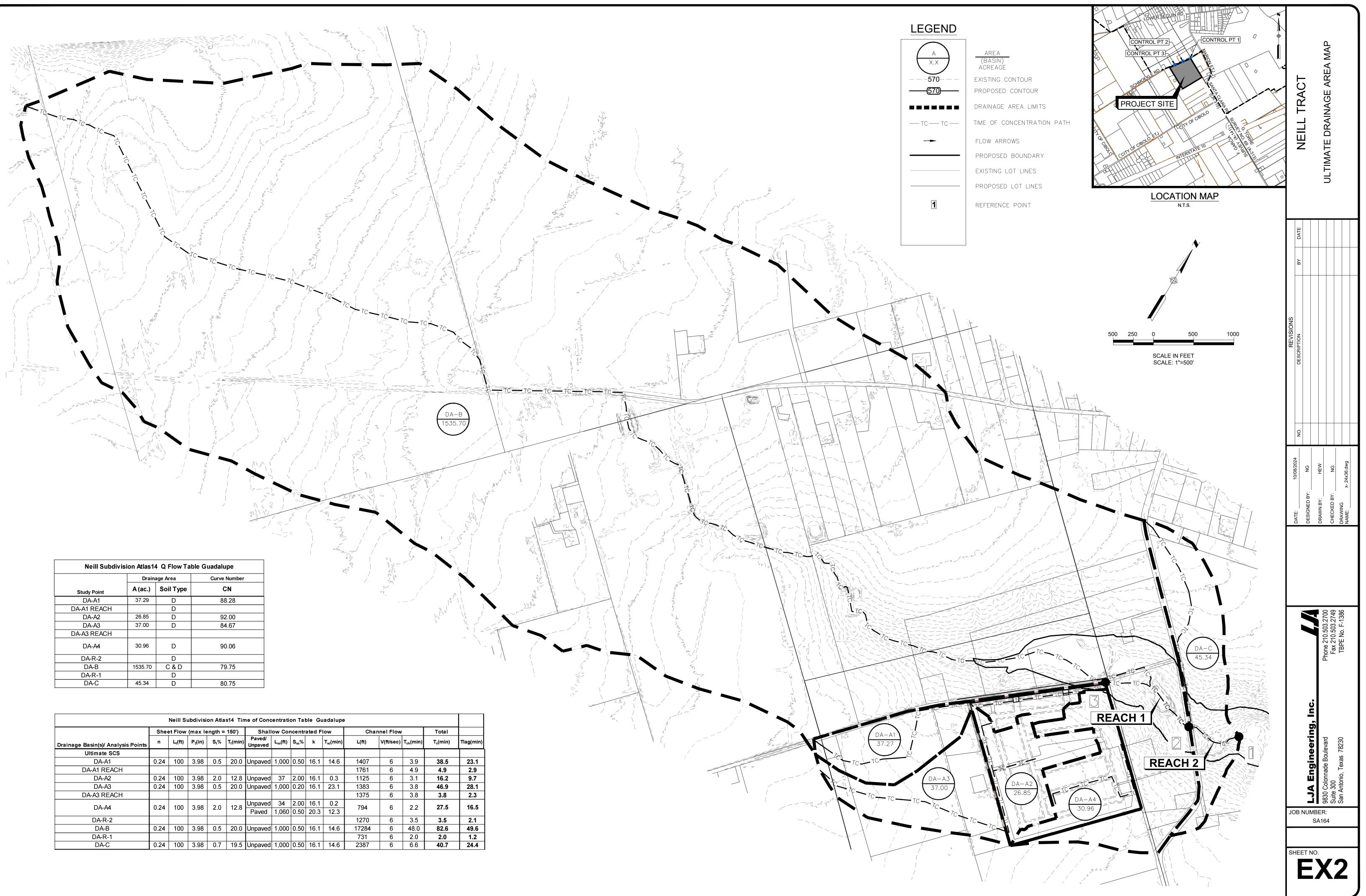
Neill Subdi	Neill Subdivision Atlas14 Q Flow Table Guadalupe						
	Drain	age Area	Curve Number				
Study Point	A (ac.)	Soil Type	CN				
EX-A	132.10	D	87.35				
R-2		D					
EX-B	1535.70	C&D	79.75				
R-1		D					
EX-C	45.34	D	80.75				

	Neill Subdivision Atlas14 Time of Concentration Table Guadalupe								•					
	Shee	Sheet Flow (max length = 150') Shallow Concentrated Flow					Channel Flow							
Drainage Basin(s)/ Analysis Points	n	L <sub>t</sub> (ft)	P₂(in)	S <sub>t</sub> %	T <sub>t</sub> (min)	Paved/ Unpaved	L <sub>sc</sub> (ft)	S <sub>sc</sub> %	k	T <sub>sc</sub> (min)	L(ft)	V(ft/sec)	T <sub>ch</sub> (min)	
Existing SCS														
EX-A	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.50	16.1	14.6	3109	6	8.6	
R-2											1270	6	3.5	
EX-B	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.50	16.1	14.6	17284	6	48.0	
R-1											731	6	2.0	
EX-C	0.24	100	3.98	0.7	19.5	Unpaved	1,000	0.50	16.1	14.6	2387	6	6.6	

# ULTIMATE DRAINAGE AREA MAP

Neill Subdivi	ision Atlas1	4 Q Flow Ta	ble Guadalupe
	Drain	age Area	Curve Number
Study Point	A (ac.)	Soil Type	CN
DA-A1	37.29	D	88.28
DA-A1 REACH		D	
DA-A2	26.85	D	92.00
DA-A3	37.00	D	84.67
DA-A3 REACH			
DA-A4	30.96	D	90.06
DA-R-2		D	
DA-B	1535.70	C&D	79.75
DA-R-1		D	
DA-C	45.34	D	80.75

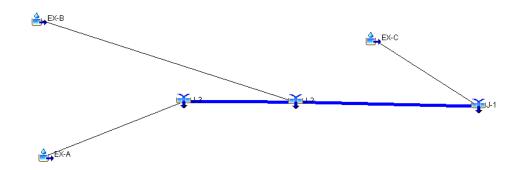
		Neill S	ubdivisi	on Atla	s14 Tin	ne of Conc	entrati	on Tal	ble G	uadalupe				
	Shee	et Flow	(max le	ngth =	: 150')	Shall	ow Cor	ncentr	ated F	low	Cha	nnel Flow	1	Тс
Drainage Basin(s)/ Analysis Points	n	L <sub>t</sub> (ft)	P <sub>2</sub> (in)	S <sub>t</sub> %	T <sub>t</sub> (min)	Paved/ Unpaved	L <sub>sc</sub> (ft)	S <sub>sc</sub> %	k	T <sub>sc</sub> (min)	L(ft)	V(ft/sec)	T <sub>ch</sub> (min)	T <sub>c</sub> (
Ultimate SCS														
DA-A1	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.50	16.1	14.6	1407	6	3.9	3
DA-A1 REACH											1761	6	4.9	4
DA-A2	0.24	100	3.98	2.0	12.8	Unpaved	37	2.00	16.1	0.3	1125	6	3.1	1
DA-A3	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.20	16.1	23.1	1383	6	3.8	4
DA-A3 REACH											1375	6	3.8	3
	0.24	100	3.98	20	12.8	Unpaved	34	2.00	16.1	0.2	704	6	2.2	2
DA-A4	0.24		3.90	2.0	12.0	Paved	1,060	0.50	20.3	12.3	794	0	2.2	2
DA-R-2											1270	6	3.5	3
DA-B	0.24	100	3.98	0.5	20.0	Unpaved	1,000	0.50	16.1	14.6	17284	6	48.0	8
DA-R-1											731	6	2.0	2
DA-C	0.24	100	3.98	0.7	19.5	Unpaved	1,000	0.50	16.1	14.6	2387	6	6.6	4



## **HEC-HMS RESULTS**

#### EXISTING

#### Basin Model [EX]



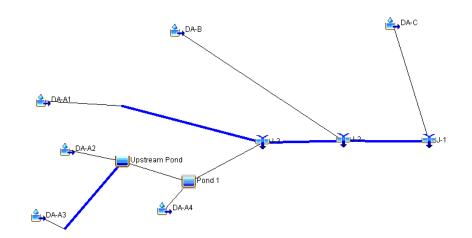
Global Summary Resul	ts for Run "002 YR"			
	Project: Nei	ill Exist Simulation	Run: 002 YR	
	Start of Run: 01Jan2024 End of Run: 02Jan2024 Compute Time:10Dec2024	, 00:00 Mete	n Model: EX eorologic Model: 002 Yr trol Specifications:Control 1	
Show Elements: All Ele	ments 🗸 🔰	/olume Units: 💿 IN	O AC-FT Sort	ting: Hydrologic $\lor$
Hydrologic	Drainage Area	Peak Discharge	Time of Peak	Volume
Element	(MI2)	(CFS)		(IN)
EX-B	2.400	1743.9	01Jan2024, 12:55	2.40
J-3	0.206	284.2	01Jan2024, 12:30	3.11
EX-A	0.206	284.2	01Jan2024, 12:30	3.11
R-2	0.206	280.7	01Jan2024, 12:30	3.11
J-2	2.606	1912.5	01Jan2024, 12:55	2.45
R-1	2.606	1912.0	01Jan2024, 12:55	2.45
R-1 EX-C	2.606 0.071	1912.0 82.1	01Jan2024, 12:55 01Jan2024, 12:30	2.45 2.50

	Project: Nei	Evist Simulation	Run: 005 YR	
	Project; Nei	i Exist Simulation	Run: 005 TR	
	Start of Run: 01Jan2024 End of Run: 02Jan2024 Compute Time: 10Dec2024	, 00:00 Mete	n Model: EX eorologic Model: 005 Yr trol Specifications:Control 1	
Show Elements: All El	ements $\lor$ V	olume Units: 💿 IN	O AC-FT Sor	ting: Hydrologic $\sim$
Hydrologic	Drainage Area	Peak Discharge	Time of Peak	Volume
Element	(MI2)	(CFS)		(IN)
EX-B	2.400	2544.7	01Jan2024, 12:55	3.87
]-3	0.206	372.1	01Jan2024, 12:30	4.71
EX-A	0.206	372.1	01Jan2024, 12:30	4.71
R-2	0.206	368.7	01Jan2024, 12:30	4.71
]-2	2.606	2774.5	01Jan2024, 12:50	3.94
R-1	2.606	2773.2	01Jan2024, 12:55	3.94
EX-C	0.071	114.4	01Jan2024, 12:30	4.01
J-1	2.677	2836.7	01Jan2024, 12:50	3.94
J-1 ilobal Summary Resu		2836.7	01Jan2024, 12:50	3.94
	lts for Run "010 Yr"	2836.7		
	lts for Run "010 Yr"	Il Exist Simulation , 00:00 Basir , 00:00 Mete		
	Its for Run "010 Yr" Project: Nei Start of Run: 01Jan2024, End of Run: 02Jan2024, Compute Time: 10Dec2024	Il Exist Simulation , 00:00 Basir , 00:00 Mete	Run: 010 Yr Model: EX orologic Model: 010 Yr rol Specifications:Control 1	
ilobal Summary Resu	Its for Run "010 Yr" Project: Nei Start of Run: 01Jan2024, End of Run: 02Jan2024, Compute Time: 10Dec2024	Il Exist Simulation , 00:00 Basir , 00:00 Mete , 21:19:57 Cont	Run: 010 Yr Model: EX orologic Model: 010 Yr rol Specifications:Control 1	
ilobal Summary Resu Show Elements: All Ele Hydrologic	Its for Run "010 Yr" Project: Nei Start of Run: 01Jan2024, End of Run: 02Jan2024, Compute Time: 10Dec2024 ements V	Il Exist Simulation , 00:00 Basir , 00:00 Mete , 21:19:57 Cont olume Units: () IN Peak Discharge	Run: 010 Yr Model: EX Porologic Model: 010 Yr rol Specifications:Control 1 O AC-FT Sort	ing: Hydrologic Volume
Show Elements: All Element	Its for Run "010 Yr" Project: Nei Start of Run: 01Jan2024, End of Run: 02Jan2024, Compute Time: 10Dec2024, ements V Drainage Area (MI2)	Il Exist Simulation , 00:00 Basir , 00:00 Mete , 21:19:57 Cont olume Units: () IN Peak Discharge (CFS)	Run: 010 Yr Model: EX orologic Model: 010 Yr rol Specifications:Control 1 O AC-FT Sort Time of Peak	ing: Hydrologic ~ Volume (IN)
Show Elements: All Elements Hydrologic Element EX-B	Its for Run "010 Yr" Project: Nei Start of Run: 01Jan2024, End of Run: 02Jan2024, Compute Time: 10Dec2024, ements V Drainage Area (MI2) 2,400	Il Exist Simulation , 00:00 Basir , 00:00 Mete , 21:19:57 Cont olume Units:  IN Peak Discharge (CFS) 3104.4	Run: 010 Yr Model: EX orologic Model: 010 Yr rol Specifications:Control 1 O AC-FT Sort Time of Peak 01Jan2024, 12:55	ing: Hydrologic Volume (IN) 4.96
Show Elements: All Element Hydrologic Element EX-B J-3	Its for Run "010 Yr" Project: Nei Start of Run: 01Jan2024, End of Run: 02Jan2024, Compute Time: 10Dec2024, ements V Drainage Area (MI2) 2.400 0.206	Il Exist Simulation , 00:00 Basir , 00:00 Mete , 21:19:57 Cont olume Units: () IN Peak Discharge (CFS) 3104.4 431.4	Run: 010 Yr Model: EX orologic Model: 010 Yr rol Specifications:Control 1 O AC-FT Sort Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30	ing: Hydrologic Volume (IN) 4.96 5.87
Show Elements: All Element EX-B D-3 EX-A	Its for Run "010 Yr" Project: Nei Start of Run: 01Jan2024, End of Run: 02Jan2024, Compute Time: 10Dec2024 ements V Drainage Area (MI2) 2.400 0.206 0.206	Il Exist Simulation , 00:00 Basir , 00:00 Mete , 21:19:57 Cont olume Units: IN Peak Discharge (CFS) 3104.4 431.4 431.4	Run: 010 Yr Model: EX Forologic Model: 010 Yr rol Specifications:Control 1 AC-FT Sort Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30 01Jan2024, 12:30	ing: Hydrologic ~ Volume (IN) 4.96 5.87 5.87
Show Elements: All Element EX-B I-3 EX-A R-2	Its for Run "010 Yr" Project: Nei Start of Run: 01Jan2024, End of Run: 02Jan2024, Compute Time: 10Dec2024, ements V Drainage Area (MI2) 2.400 0.206 0.206 0.206	Il Exist Simulation , 00:00 Basir , 00:00 Mete , 21:19:57 Cont olume Units:  IN Peak Discharge (CFS) 3104.4 431.4 431.4 428.1	Run: 010 Yr Model: EX Forologic Model: 010 Yr rol Specifications:Control 1 O AC-FT Sort Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30 01Jan2024, 12:30	ing: Hydrologic ↓ Volume (IN) 4.96 5.87 5.87 5.86
Show Elements: All Element EX-B J-3 EX-A R-2 J-2	Its for Run "010 Yr" Project: Nei Start of Run: 01Jan2024, End of Run: 02Jan2024, Compute Time: 10Dec2024, ements V Drainage Area (MI2) 2.400 0.206 0.206 0.206 2.606	Il Exist Simulation , 00:00 Basir , 00:00 Mete , 21:19:57 Cont olume Units:   IN Peak Discharge (CFS) 3104.4 431.4 431.4 428.1 3378.3	Run: 010 Yr Model: EX orologic Model: 010 Yr rol Specifications:Control 1 O AC-FT Sort Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30 01Jan2024, 12:30 01Jan2024, 12:30 01Jan2024, 12:50	ing: Hydrologic ↓ Volume (IN) 4.96 5.87 5.87 5.86 5.03

	for Run "025 Yr"			
	Project: Nei	ill Exist Simulation	Run: 025 Yr	
	-			
	art of Run: 01Jan2024	·	n Model: EX	
	d of Run: 02Jan2024		eorologic Model: 025 Yr	
	ompute Time: 10Dec2024	, 21:19:59 Cont	rol Specifications:Control 1	
Show Elements: All Eleme	nts 🗸 🛛 V	olume Units: 💿 IN	O AC-FT S	Sorting: Hydrologic $\checkmark$
Hydrologic	Drainage Area	Peak Discharge	Time of Peak	Volume
Element	(MI2)	(CFS)		(IN)
EX-B	2.400	3747.5	01Jan2024, 12:55	5.90
J-3	0.206	508.1	01Jan2024, 12:30	6.85
EX-A	0.206	508.1	01Jan2024, 12:30	6.85
R-2	0.206	504.4	01Jan2024, 12:30	6.84
J-2	2.606	4074.5	01Jan2024, 12:50	5.98
R-1	2.606	4068.9	01Jan2024, 12:55	5.98
EX-C	0.071	162.9	01Jan2024, 12:30	6.06
J-1	2.677	4166.8	01Jan2024, 12:50	5.98
	D #100.\/-#			
Slobal Summary Results f	or Run "100 Yr"			
Slobal Summary Results f		ll Exist Simulation	Run: 100 Yr	
	Project: Nei			
St	Project: Nei art of Run: 01Jan2024	, 00:00 Basir	n Model: EX	
St	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024	, 00:00 Basir , 00:00 Mete	n Model: EX eorologic Model: 100-yr	
St En Co	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont	n Model: EX eorologic Model: 100-yr trol Specifications:Control 1	
St	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024	, 00:00 Basir , 00:00 Mete	n Model: EX eorologic Model: 100-yr trol Specifications:Control 1	Gorting: Hydrologic v
St En Co	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont	n Model: EX eorologic Model: 100-yr trol Specifications:Control 1	
St En Co Show Elements: All Eleme	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024 nts V	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units:	n Model: EX eorologic Model: 100-yr trol Specifications:Control 1 O AC-FT 5	Sorting: Hydrologic 🗸
St En Co Show Elements: All Eleme Hydrologic	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024 nts V Drainage Area	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units:	n Model: EX eorologic Model: 100-yr trol Specifications:Control 1 O AC-FT s Time of Peak	Sorting: Hydrologic 🗸 Volume
St En Co Show Elements: All Eleme Hydrologic Element	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024 nts V Drainage Area (MI2)	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units:   IN Peak Discharge (CFS)	n Model: EX eorologic Model: 100-yr trol Specifications:Control 1 O AC-FT S Time of Peak 01Jan2024, 12:55	Sorting: Hydrologic ~ Volume (IN)
St En Co Show Elements: All Eleme Hydrologic Element EX-B J-3	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024 nts V Drainage Area (MI2) 2.400	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units: Peak Discharge (CFS) 4905.7	n Model: EX eorologic Model: 100-yr trol Specifications:Control 1 O AC-FT s Time of Peak	Sorting: Hydrologic ~ Volume (IN) 8.34
St En Co Show Elements: All Eleme Hydrologic Element EX-B	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024 nts V Drainage Area (MI2) 2.400 0.206	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units:  Peak Discharge (CFS) 4905.7 635.7	n Model: EX eorologic Model: 100-yr trol Specifications:Control 1 O AC-FT S Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30	Sorting: Hydrologic ~ Volume (IN) 8.34 9.38
St En Co Show Elements: All Eleme Hydrologic Element EX-B J-3 EX-A R-2	Project: Nei art of Run: 01Jan2024, d of Run: 02Jan2024, mpute Time: 10Dec2024 nts V Drainage Area (MI2) 2.400 0.206 0.206	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units:  Peak Discharge (CFS) 4905.7 635.7 635.7	Model: EX eorologic Model: 100-yr rol Specifications:Control 1 AC-FT s Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30 01Jan2024, 12:30 01Jan2024, 12:30	Sorting: Hydrologic Volume (IN) 8.34 9.38 9.38
St En Co Show Elements: All Eleme Hydrologic Element EX-B J-3 EX-A	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024 nts V Drainage Area (MI2) 2.400 0.206 0.206 0.206	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units:  Peak Discharge (CFS) 4905.7 635.7 635.7 631.8	n Model: EX eorologic Model: 100-yr trol Specifications:Control 1 O AC-FT s Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30 01Jan2024, 12:30	Sorting: Hydrologic ~ Volume (IN) 8.34 9.38 9.38 9.38 9.38
St En Co Show Elements: All Eleme Hydrologic Element EX-B J-3 EX-A R-2 J-2	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024 nts V Drainage Area (MI2) 2.400 0.206 0.206 0.206 2.606	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units:  Peak Discharge (CFS) 4905.7 635.7 635.7 631.8 5328.8	Model: EX eorologic Model: 100-yr rol Specifications:Control 1 AC-FT s Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30 01Jan2024, 12:30 01Jan2024, 12:30 01Jan2024, 12:50	Sorting: Hydrologic ~ Volume (IN) 8.34 9.38 9.38 9.38 9.38 9.38 8.42
St En Co Show Elements: All Eleme Hydrologic Element EX-B J-3 EX-A R-2 J-2 R-1	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024 nts V Drainage Area (MI2) 2.400 0.206 0.206 0.206 2.606	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units:  Peak Discharge (CFS) 4905.7 635.7 635.7 631.8 5328.8 5313.4	Model: EX eorologic Model: 100-yr rol Specifications:Control 1 AC-FT s Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30 01Jan2024, 12:30 01Jan2024, 12:30 01Jan2024, 12:50	Sorting: Hydrologic Volume (IN) 8.34 9.38 9.38 9.38 9.38 8.42 8.42
St En Co Show Elements: All Eleme Hydrologic Element EX-B J-3 EX-A R-2 J-2 R-1	Project: Nei art of Run: 01Jan2024 d of Run: 02Jan2024 mpute Time: 10Dec2024 nts V Drainage Area (MI2) 2.400 0.206 0.206 0.206 2.606 2.606	, 00:00 Basir , 00:00 Mete , 21:20:01 Cont olume Units:  Peak Discharge (CFS) 4905.7 635.7 635.7 631.8 5328.8 5313.4	Model: EX eorologic Model: 100-yr rol Specifications:Control 1 AC-FT s Time of Peak 01Jan2024, 12:55 01Jan2024, 12:30 01Jan2024, 12:30 01Jan2024, 12:50 01Jan2024, 12:50	Sorting: Hydrologic Volume (IN) 8.34 9.38 9.38 9.38 9.38 8.42 8.42

#### ULTIMATE

Basin Model [Ult] Current Run [Ult-100 Yr]



F	Global Summar	y Results f	for Run	"Ult-002 Yr"

Project: Neill Subd Simulation Run: Ult-002 Yr

Start of Run: 01Jan2024, 00:00 End of Run: 02Jan2024, 00:00 Compute Time: 11Dec2024, 00:24:48

Basin Model: Ult Meteorologic Model: 002 YR Control Specifications: Control 1

- 0 🗙

Hydrologic	Drainage Area	Peak Discharge	Time of Peak	Volume
Element	(MI2)	(CFS)		(IN)
1-3	0.2060	190.8	01Jan2024, 12:35	3.22
3-2	2.6060	1910.9	01Jan2024, 12:55	2.46
]-1	2.6770	1949.4	01Jan2024, 12:55	2.46
Pond 1	0.1477	118.4	01Jan2024, 12:50	3.22
Upstream Pond	0.0993	105.1	01Jan2024, 12:35	3.16
DA-A1	0.0583	82.3	01Jan2024, 12:30	3.20
DA-A1 REACH	0.0583	82.3	01Jan2024, 12:30	3.20
DA-A2	0.0420	97.9	01Jan2024, 12:10	3.59
DA-A3	0.0573	69.3	01Jan2024, 12:30	2.85
DA-A3 REACH	0.0573	69.3	01Jan2024, 12:35	2.85
DA-A4	0.0484	89.5	01Jan2024, 12:20	3.39
DA-R-2	0.2060	189.7	01Jan2024, 12:35	3.21
DA-B	2.4000	1743.9	01Jan2024, 12:55	2.40
DA-R-1	2.6060	1906.0	01Jan2024, 12:55	2.46
DA-C	0.0710	82.1	01Jan2024, 12:30	2.50

🕞 Global Summary Results for Run "Ult-005 Yr"

Show Elements: All Elements  $\, \smallsetminus \,$ 

#### Project: Neill Subd Simulation Run: Ult-005 Yr

Volume Units: 
 IN OAC-FT

Start of Run:01Jan2024, 00:00Basin Model:UltEnd of Run:02Jan2024, 00:00Meteorologic Model:005 YRCompute Time:11Dec2024, 00:25:08Control Specifications:Control 1

Sorting: Hydrologic 🗸

Hydrologic	Drainage Area	Peak Discharge	Time of Peak	Volume
Element	(MI2)	(CFS)		(IN)
J-3	0.2060	247.0	01Jan2024, 12:40	4.83
J-2	2.6060	2769.9	01Jan2024, 12:55	3.95
J-1	2.6770	2827.9	01Jan2024, 12:55	3.95
Pond 1	0.1477	160.1	01Jan2024, 12:50	4.84
Upstream Pond	0.0993	145.8	01Jan2024, 12:30	4.77
DA-A1	0.0583	106.9	01Jan2024, 12:30	4.81
DA-A1 REACH	0.0583	106.9	01Jan2024, 12:30	4.81
DA-A2	0.0420	119.9	01Jan2024, 12:10	5.25
DA-A3	0.0573	93.8	01Jan2024, 12:30	4.42
DA-A3 REACH	0.0573	93.5	01Jan2024, 12:35	4.42
DA-A4	0.0484	112.5	01Jan2024, 12:20	5.02
DA-R-2	0.2060	246.7	01Jan2024, 12:40	4.83
DA-B	2.4000	2544.7	01Jan2024, 12:55	3.87
DA-R-1	2.6060	2765.0	01Jan2024, 12:55	3.95
DA-C	0.0710	114.4	01Jan2024, 12:30	4.01

Global Summary Results for	r Run "Ult-010 Yr"			
	Project: Neill !	Subd Simulation R	un: Ult-010 Yr	
	t of Run: 01Jan2024	•	n Model: Ult	
	of Run: 02Jan2024, pute Time: 11Dec2024	•	eorologic Model: 010 Yr trol Specifications:Control 1	
		, 00.25.20	or opecation and a second of 1	
Show Elements: All Element	is 🗸 🛛 V	olume Units: 💿 IN	○ AC-FT So	rting: Hydrologic 🗸
Hydrologic	Drainage Area	Peak Discharge	Time of Peak	Volume
Element	(MI2)	(CFS)		(IN)
J-3	0.2060	295.4	01Jan2024, 12:40	5.99
J-2	2.6060	3375.0	01Jan2024, 12:55	5.04
J-1	2.6770	3447.1	01Jan2024, 12:55	5.04
Pond 1	0.1477	193.9	01Jan2024, 12:50	6.00
Upstream Pond	0.0993	174.5	01Jan2024, 12:30	5.92
DA-A1	0.0583	123.5	01Jan2024, 12:30	5.97
DA-A1 REACH	0.0583	123.5	01Jan2024, 12:30	5.97
DA-A2	0.0420	134.9	01Jan2024, 12:10	6.43
DA-A3	0.0573	110.4	01Jan2024, 12:30	5.55
DA-A3 REACH	0.0573	109.8	01Jan2024, 12:35	5.55
DA-A4	0.0484	128.0	01Jan2024, 12:20	6.20
DA-R-2	0.2060	295.0	01Jan2024, 12:40	5.99
DA-B	2.4000	3104.4	01Jan2024, 12:55	4.96
DA-R-1	2.6060	3370.0	01Jan2024, 12:55	5.04
DA-C	0.0710	136.1	01Jan2024, 12:30	5.11

#### 🖼 Global Summary Results for Run "Ult-025 Yr"

Show Elements: All Elements 🗸

#### Project: Neill Subd Simulation Run: Ult-025 Yr

 Start of Run:
 01Jan2024, 00:00
 Basin Model:
 Ult

 End of Run:
 02Jan2024, 00:00
 Meteorologic Model:
 025 Yr

 Compute Time:
 11Dec2024, 00:26:59
 Control Specifications:Control 1

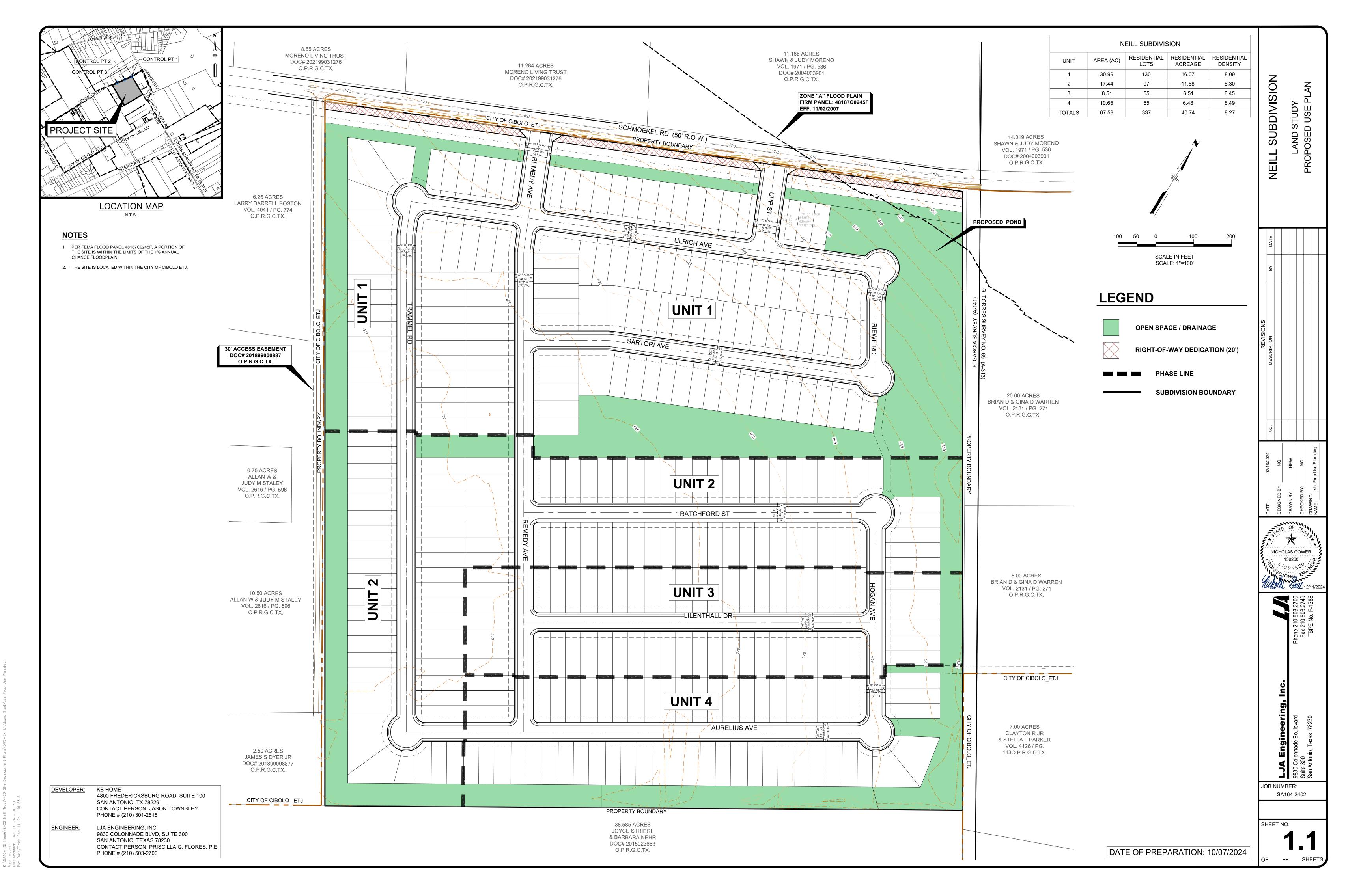
Volume Units: () IN () AC-FT Sorting: Hydrologic 🗸

Hydrologic	Drainage Area	Peak Discharge	Time of Peak	Volume
Element	(MI2)	(CFS)		(IN)
J-3	0.2060	357.3	01Jan2024, 12:40	6.97
J-2	2.6060	4072.9	01Jan2024, 12:55	5.99
J-1	2.6770	4160.3	01Jan2024, 12:55	5.99
Pond 1	0.1477	236.0	01Jan2024, 12:50	6.98
Upstream Pond	0.0993	208.9	01Jan2024, 12:30	6.90
DA-A1	0.0583	145.1	01Jan2024, 12:30	6.96
DA-A1 REACH	0.0583	145.1	01Jan2024, 12:30	6.96
DA-A2	0.0420	155.9	01Jan2024, 12:10	7.43
DA-A3	0.0573	131.0	01Jan2024, 12:30	6.52
DA-A3 REACH	0.0573	130.2	01Jan2024, 12:35	6.52
DA-A4	0.0484	149.1	01Jan2024, 12:20	7.18
DA-R-2	0.2060	356.7	01Jan2024, 12:40	6.97
DA-B	2.4000	3747.5	01Jan2024, 12:55	5.90
DA-R-1	2.6060	4067.9	01Jan2024, 12:55	5.99
DA-C	0.0710	162.9	01Jan2024, 12:30	6.06

Global Summary Results for Ru	n "Ult-100 Yr"			
	Project: Neill	Subd Simulation R	un: Ult-100 Yr	
	-			
	of Run: 01Jan2024		Model: Ult	
	f Run: 02Jan2024		orologic Model: 100-yr	
Comp	ute Time: 11Dec2024	, 00:27:19 Cont	rol Specifications:Control 1	
Show Elements: All Elements $\sim$	· V	/olume Units: 💿 IN	○ AC-FT	Sorting: Hydrologic 、
Hydrologic	Drainage Area	Peak Discharge	Time of Peak	Volume
Element	(MI2)	(CFS)		(IN)
J-3	0.2060	472.8	01Jan2024, 12:40	9.51
J-2	2.6060	5328.2	01Jan2024, 12:55	8.43
J-1	2.6770	5444.2	01Jan2024, 12:55	8.44
Pond 1	0.1477	317.5	01Jan2024, 12:45	9.52
Upstream Pond	0.0993	265.3	01Jan2024, 12:30	9.43
DA-A1	0.0583	181.0	01Jan2024, 12:30	9.50
DA-A1 REACH	0.0583	181.0	01Jan2024, 12:30	9.50
DA-A2	0.0420	189.9	01Jan2024, 12:10	10.00
DA-A3	0.0573	166.2	01Jan2024, 12:30	9.03
DA-A3 REACH	0.0573	165.0	01Jan2024, 12:35	9.03
DA-A4	0.0484	183.4	01Jan2024, 12:20	9.74
DA-R-2	0.2060	472.2	01Jan2024, 12:40	9.51
DA-B	2.4000	4905.7	01Jan2024, 12:55	8.34
DA-R-1	2.6060	5325.6	01Jan2024, 12:55	8.43
DA-C	0.0710	209.7	01Jan2024, 12:30	8.53

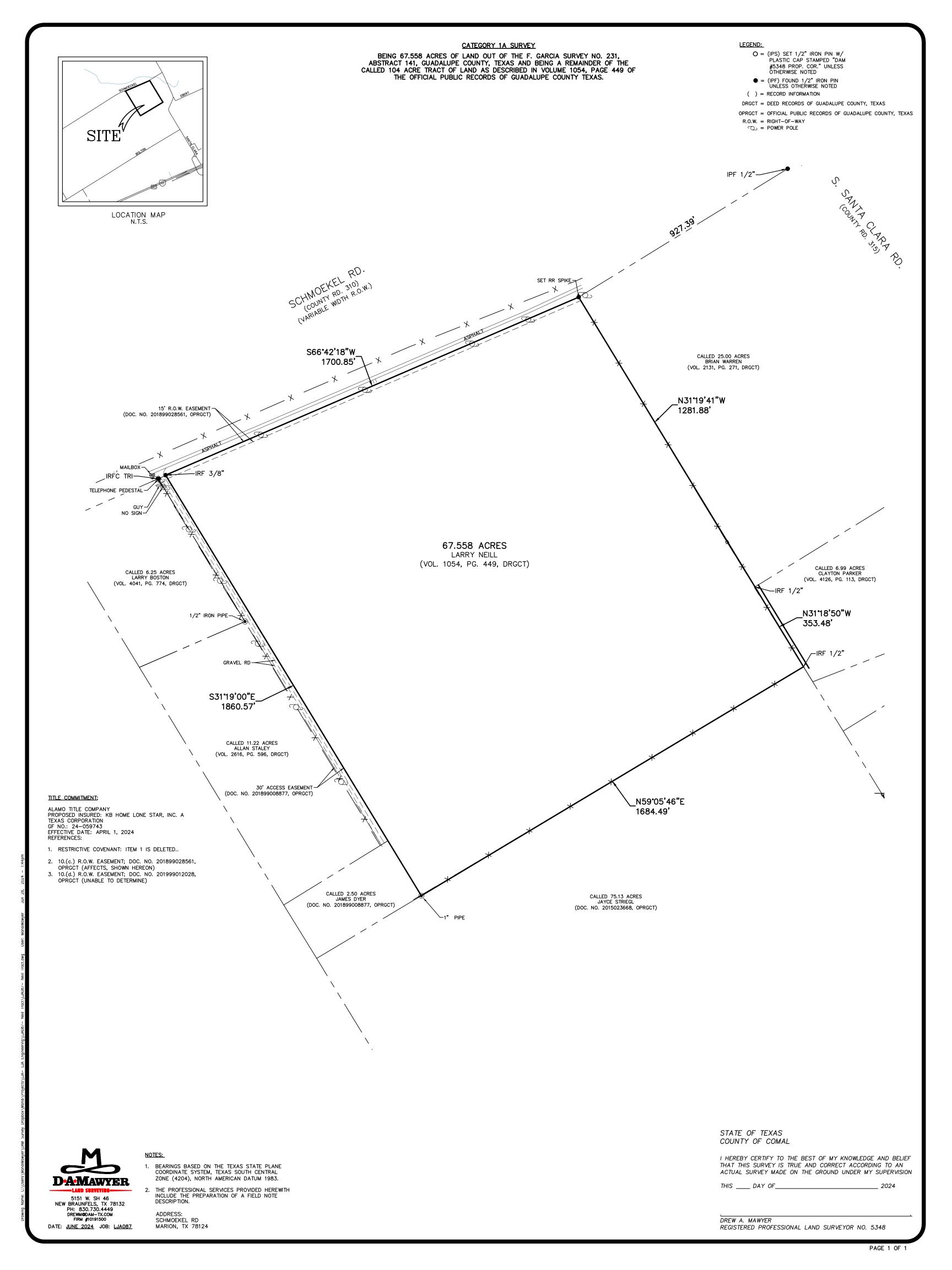
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# PRELIMINARY LAND PLAN



Modi Date

# ALTA/ ACSM LAND TITLE SURVEY



## **APPENDIX 3.1**

# SCS SOIL SURVEY REPORT

Veramendi Precinct Unit 18-2 & 19-1 K:\SA164 KB Home\2402 Neill Tract\426 Site Development Plans\ENGR-Documents & Calculations\EDR\Appendicies.docx



United States Department of Agriculture

Natural Resources Conservation

Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants Custom Soil Resource Report for Guadalupe County, Texas

**Neil Tract** 



## Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/? cid=nrcs142p2\_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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## **How Soil Surveys Are Made**

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

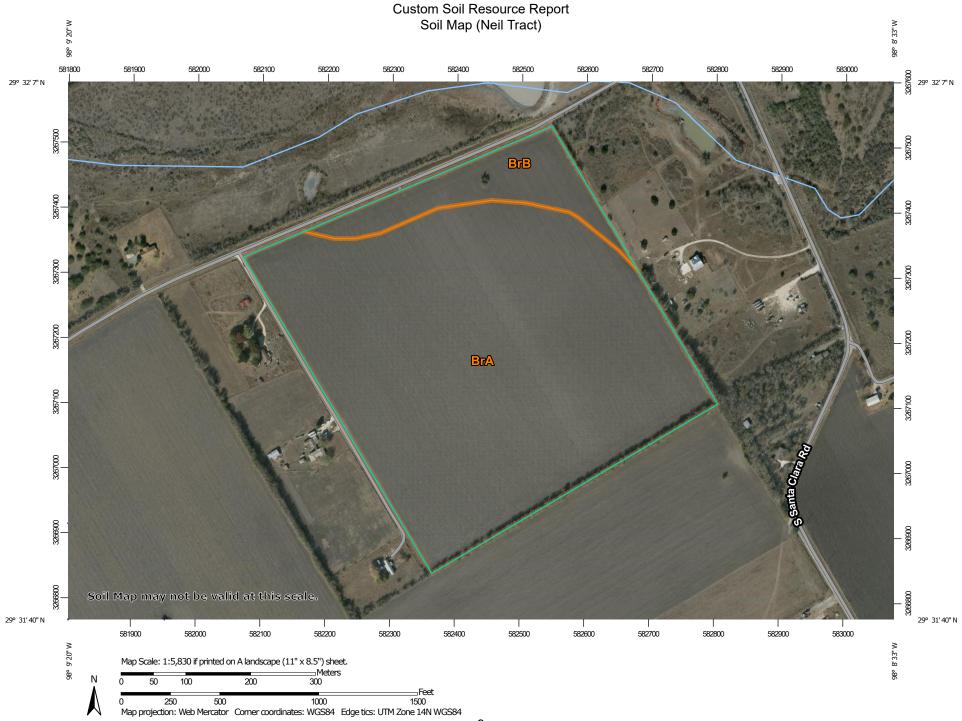
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



	MAP L	EGEND	1	MAP INFORMATION
Area of Int	<b>erest (AOI)</b> Area of Interest (AOI)	8	Spoil Area Stony Spot	The soil surveys that comprise your AOI were mapped at 1:20,000.
Soils	Soil Map Unit Polygons	â	Very Stony Spot	Warning: Soil Map may not be valid at this scale.
~	Soil Map Unit Lines	Ŷ	Wet Spot Other	Enlargement of maps beyond the scale of mapping can cause
Special I	Soil Map Unit Points Point Features	<u></u>	Special Line Features	misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed
စ	Blowout	Water Fea	atures Streams and Canals	scale.
X X	Borrow Pit Clay Spot	Transport	ation Rails	Please rely on the bar scale on each map sheet for map measurements.
$\diamond$	Closed Depression Gravel Pit	~	Interstate Highways	Source of Map: Natural Resources Conservation Service
*	Gravelly Spot	~	US Routes Major Roads	Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)
0 A	Landfill Lava Flow	$\approx$	Local Roads	Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts
人 小 の	Marsh or swamp Mine or Quarry	Backgrou	und Aerial Photography	distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.
0	Miscellaneous Water Perennial Water			This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.
0 ~	Rock Outcrop			Soil Survey Area: Guadalupe County, Texas
+	Saline Spot Sandy Spot			Survey Area Data: Version 20, Aug 30, 2024 Soil map units are labeled (as space allows) for map scales
<b>=</b>	Severely Eroded Spot Sinkhole			1:50,000 or larger.
♦	Slide or Slip			Date(s) aerial images were photographed: Dec 15, 2020—Dec 25, 2020
ø	Sodic Spot			The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend (Neil Tract)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrA	Branyon clay, 0 to 1 percent slopes	60.2	89.0%
BrB	Branyon clay, 1 to 3 percent slopes	7.4	11.0%
Totals for Area of Interest		67.6	100.0%

## Map Unit Descriptions (Neil Tract)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## **Guadalupe County, Texas**

## BrA—Branyon clay, 0 to 1 percent slopes

#### **Map Unit Setting**

National map unit symbol: 2shgv Elevation: 290 to 1,050 feet Mean annual precipitation: 31 to 38 inches Mean annual air temperature: 65 to 70 degrees F Frost-free period: 238 to 288 days Farmland classification: All areas are prime farmland

#### **Map Unit Composition**

Branyon and similar soils: 85 percent Minor components: 15 percent Estimates are based on observations, descriptions, and transects of the mapunit.

#### **Description of Branyon**

#### Setting

Landform: Stream terraces Landform position (three-dimensional): Tread Microfeatures of landform position: Circular gilgai Down-slope shape: Linear Across-slope shape: Convex Parent material: Calcareous clayey alluvium derived from mudstone of pleistocene age

#### **Typical profile**

Ap - 0 to 12 inches: clay Bkss - 12 to 72 inches: clay BCkss - 72 to 80 inches: clay

#### **Properties and qualities**

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 7.0
Available water supply, 0 to 60 inches: High (about 10.2 inches)

#### Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 2w Hydrologic Soil Group: D Ecological site: R086AY011TX - Southern Blackland Hydric soil rating: No

#### **Minor Components**

#### Houston black

Percent of map unit: 5 percent Landform: Ridges Landform position (two-dimensional): Footslope Landform position (three-dimensional): Base slope Microfeatures of landform position: Circular gilgai Down-slope shape: Linear Across-slope shape: Convex Ecological site: R086AY011TX - Southern Blackland Hydric soil rating: No

#### Lewisville

Percent of map unit: 5 percent Landform: Stream terraces Landform position (three-dimensional): Riser Down-slope shape: Linear Across-slope shape: Convex Ecological site: R086AY007TX - Southern Clay Loam Hydric soil rating: No

#### Burleson

Percent of map unit: 5 percent Landform: Stream terraces, stream terraces Landform position (three-dimensional): Tread Microfeatures of landform position: Circular gilgai, circular gilgai Down-slope shape: Linear Across-slope shape: Linear Ecological site: R086AY011TX - Southern Blackland Hydric soil rating: No

#### BrB—Branyon clay, 1 to 3 percent slopes

#### Map Unit Setting

National map unit symbol: 2shgw Elevation: 290 to 1,040 feet Mean annual precipitation: 33 to 39 inches Mean annual air temperature: 66 to 70 degrees F Frost-free period: 243 to 288 days Farmland classification: All areas are prime farmland

#### **Map Unit Composition**

Branyon and similar soils: 85 percent Minor components: 15 percent Estimates are based on observations, descriptions, and transects of the mapunit.

#### **Description of Branyon**

#### Setting

Landform: Stream terraces Landform position (three-dimensional): Tread Microfeatures of landform position: Circular gilgai Down-slope shape: Linear Across-slope shape: Convex Parent material: Calcareous clayey alluvium derived from mudstone of pleistocene age

#### **Typical profile**

Ap - 0 to 12 inches: clay Bkss - 12 to 72 inches: clay BCkss - 72 to 80 inches: clay

#### **Properties and qualities**

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 7.0
Available water supply, 0 to 60 inches: High (about 10.2 inches)

#### Interpretive groups

Land capability classification (irrigated): None specified Land capability classification (nonirrigated): 2e Hydrologic Soil Group: D Ecological site: R086AY011TX - Southern Blackland Hydric soil rating: No

#### **Minor Components**

#### Houston black

Percent of map unit: 5 percent Landform: Ridges Landform position (two-dimensional): Footslope Landform position (three-dimensional): Base slope Microfeatures of landform position: Circular gilgai Down-slope shape: Linear Across-slope shape: Convex Ecological site: R086AY011TX - Southern Blackland Hydric soil rating: No

#### **Burleson**

Percent of map unit: 5 percent Landform: Stream terraces, stream terraces Landform position (three-dimensional): Tread *Microfeatures of landform position:* Circular gilgai, circular gilgai *Down-slope shape:* Linear *Across-slope shape:* Linear *Ecological site:* R086AY011TX - Southern Blackland *Hydric soil rating:* No

#### Lewisville

Percent of map unit: 5 percent Landform: Stream terraces Landform position (three-dimensional): Riser Down-slope shape: Linear Across-slope shape: Convex Ecological site: R086AY007TX - Southern Clay Loam Hydric soil rating: No

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## **APPENDIX 3.2**

## PHASE 1 ESA & SOIL SAMPLING



PHASE I ENVIRONMENTAL SITE ASSESSMENT NEILL 67.5-ACRE PROPERTY SCHMOEKEL ROAD MARION, GUADALUPE COUNTY, TEXAS HJN 24110.001PI

**PREPARED FOR:** 

KB HOME SAN ANTONIO, TEXAS

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES

28 JUNE 2024

24110-001PI\_Report\_Report

1507 S Interstate 35 • Austin, Texas 78741-2502 • 512.328.2430 • www.horizon-esi.com A Branch of LJA Environmental Services, LLC • TBPG Firm No. 50679



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#### **EXECUTIVE SUMMARY**

#### ASTM-SCOPE FINDINGS AND RECOMMENDATIONS

Per request by KB Home of San Antonio, Texas (the User), Horizon Environmental Services (Horizon) has performed a Phase I Environmental Site Assessment (ESA) for the Neill 67.5-Acre Property located off Schmoekel Road in Marion, Guadalupe County, Texas (the Property). All work was done in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-21 (ASTM, 2021). Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

The following findings are worthy of note but are not considered recognized environmental conditions:

Figure 6-1 Map ID	Appendix C Photo Number(s)	Description	REC, CREC, or HREC?*
А	5	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.	No
N/A	6 to 8	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. The transformers appeared to be of recent construction (unlikely to contain polychlorinated biphenyl oils [PCBs]) and did not exhibit any signs of leakage. Evidence of a buried cable line was observed adjacent to the northern Property boundary.	No

#### NON-REC FINDINGS

\* REC = recognized environmental condition

CREC = controlled recognized environmental condition

HREC = historical recognized environmental condition

Based upon a review of regulatory records, historical use information, interviews, User-provided information, and a site reconnaissance, the Property was found to have a low probability for environmental risk related to significant levels of hazardous substances or petroleum products, and further assessment is not warranted at this time. However, Horizon has the following recommendations for certain conditions identified during this assessment:



## RECOMMENDATIONS

Figure 6-1 Map ID	Feature/Condition	Recommendation	REC, CREC, or HREC?*
А	Water well	Properly cap/abandon according to Texas Commission on Environmental Quality (TCEQ) rules if not intended for future use.	No

\* REC = recognized environmental condition

CREC = controlled recognized environmental condition

HREC = historical recognized environmental condition

## NON-ASTM-SCOPE FINDINGS AND RECOMMENDATIONS

#### Threatened or Endangered Species Habitat

It is Horizon's opinion that the Property does not provide habitat or exhibit preferred habitat characteristics for any of the federally listed threatened or endangered (T/E) species known to occur in Guadalupe County. It is Horizon's opinion that any occurrence of T/E migratory bird species listed as potentially occurring throughout the state would be temporary, and that development of the Property would have no direct impact on the species.

## Wetlands and Jurisdictional "Waters of the United States"

The determination process revealed that the Property does not contain areas subject to jurisdiction under Section 404 of the Clean Water Act (CWA) and associated guidance.

#### Cultural Resources

No documented cultural resources are located within or immediately adjacent to the boundaries of the Property. Based on the physiographic setting of the Property on a gently rolling upland landform situated adjacent to an unnamed tributary of Santa Clara Creek, it is Horizon's opinion that there exists a moderate potential for undocumented prehistoric archeological resources within the boundaries of the Property. Based on the absence of historic-age structures within the Property boundaries on historical aerial photographs and topographic maps, it is Horizon's opinion that there exists a low potential for historic-age architectural and/or archeological resources within the boundaries of the Property.

#### <u>Radon</u>

Texas Department of Health data indicate that radon levels in Guadalupe County are average indoor levels and below US Environmental Protection Agency (EPA) levels of concern. However, a low mean radon level does not mean that every structure in that county will have a low radon measurement.



## Asbestos-Containing Materials and Lead-Based Paint

No potential occurrences of asbestos-containing materials (ACMs) or lead-based paint were observed on the Property during the site reconnaissance.



## 1.0 INTRODUCTION

Per request by KB Home of San Antonio, Texas (the User), Horizon Environmental Services (Horizon) has performed a Phase I Environmental Site Assessment (ESA) for the Neill 67.5-Acre Property located off Schmoekel Road in Marion, Guadalupe County, Texas (the Property). All work was done in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-21 (ASTM, 2021). This assessment was conducted under the supervision or responsible charge of Scott Flesher, Environmental Professional. James Pittman, Environmental Professional, performed the site reconnaissance on 3 May 2024.

Horizon has pursued all appropriate inquiry (AAI) into previous ownership and uses of the Property according to customarily accepted, sound professional practices and procedures as defined in 40 Code of Federal Regulations (CFR) Part 312. Horizon has obtained as much information as is "reasonably ascertainable," as defined by ASTM Practice E1527-21. Horizon assumes no responsibility for the accuracy of information provided by the User (or User's agent) or federal, state, or local agency file information. Horizon is not required to verify independently the accuracy of information obtained during this Phase I ESA, but has relied on the information unless Horizon has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained during the Phase I ESA or otherwise actually known to Horizon. Horizon did compare information obtained from different sources for consistency.

Horizon has observed the Property in an effort to identify recognized environmental conditions. The site reconnaissance included observation of physical conditions of the land, as well as any structures on or improvements of the Property, as accessible, for potential indicators of recognized environmental conditions. Horizon also observed adjoining properties, to the extent physically possible from the boundary of the Property, in an effort to detect the presence of recognized environmental conditions that may have the potential to impact the Property.

## 1.1 PURPOSE

ASTM Practice E1527-21 is intended to satisfy one of the requirements to qualify for the "innocent landowner" defense to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. The purpose of the Phase I ESA is to identify "recognized environmental conditions" in connection with the Property. This includes the presence or likely presence of any hazardous substances or petroleum products, as defined by CERCLA (42 USC §9601), on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property.

The term "recognized environmental conditions" includes hazardous substances or petroleum products, even under conditions in compliance with laws. However, the term is not intended to include *de minimis* 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. Conditions determined to be *de minimis* are not recognized environmental conditions. Some substances may be present on the Property in quantities and under conditions that may lead to contamination of the Property or of nearby properties, but are not included in the CERCLA definition of hazardous substances or do not otherwise present potential CERCLA liability.

## 1.2 SCOPE OF SERVICES

Horizon performs its Phase I ESAs in conformance with the scope and limitations of ASTM Practice E1527-21. A detailed scope of this service is provided in Appendix A. Any significant data gaps or deviations from this scope are reported in Sections 7.0 and 8.0 of this document. Horizon did conduct additional, non-ASTM-scope assessments during this Phase I ESA at the request of the User (see Section 12.0 of this report).

#### 1.3 USER RELIANCE

Within the scope and limitations of ASTM Practice E1527-21, KB Home may rely on the results of this Phase I ESA regarding the potential for hazardous substance liabilities on the Property as of the date of its preparation. Horizon assumes no responsibility for liabilities or costs that may arise in the future due to features/conditions that could not have been reasonably identified at the time the work reported herein was performed.

## 1.4 PHASE I ESA REPORT EFFECTIVE PERIOD

Per ASTM Practice E1527-21, this Phase I ESA report is effective for a 180-day period beginning on the earliest date of the five main AAI components that were conducted. The five main AAI components with applicable Phase I ESA report sections and associated dates are listed in the table below.

AAI Component	Report Section	Description	Date Completed
Government Records Review	4.1 – Standard Environmental Records Sources, Federal and State	Regulatory Database Search	31 May 2024
Recorded Environmental Cleanup Lien Search	4.4 - Historical Use Information	Chain-of-Title Search/ Review of Title Commitment	5 May 2024
Site Reconnaissance/Visual Inspection	6.0 - Site Reconnaissance	Visual inspection of the Property and adjoining lands	3 May 2024
Interviews with Owners, Operators, and Occupants	5.0 - Interviews	Interviews	24 May 2024
Declaration by the Environmental Professional	11.0 – Signature of Environmental Professional	Names, titles, and signature dates	28 June 2024

#### TABLE 1-1 AAI COMPONENTS



## 2.0 DESCRIPTION OF THE PROPERTY

#### 2.1 LOCATION AND LEGAL DESCRIPTION

The Property is located off Schmoekel Road in Marion, Guadalupe County, Texas (Figure 2-1). Per a commitment for title insurance document provided by the User, the Property is legally described as "A 23.5000 acre tract and a 44.000 acre tract, out of a 104 acre Tract in the Guadalupe Torres Survey Abstract 313, and the Francisco Garcia Survey Abstract 141, in Guadalupe County, Texas."

A copy of the document containing this legal description is included in Appendix B.

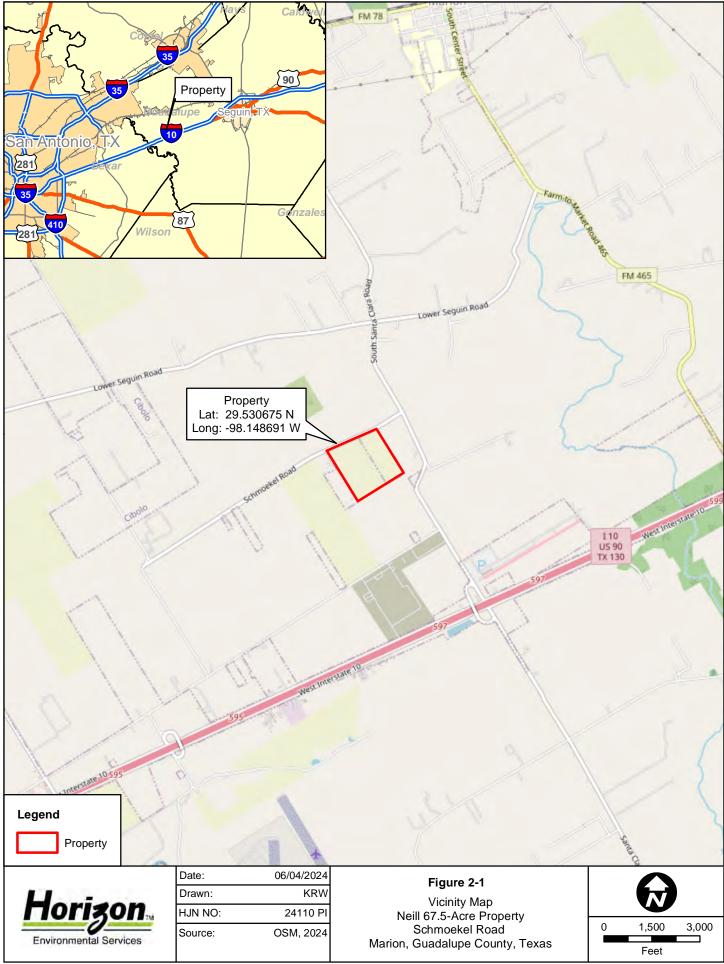
#### 2.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The Property consists of approximately 67.5 acres of row-planted cropland located within an area characterized by agricultural, residential, and commercial land use. On-site photographs are provided in Appendix C.

#### 2.3 CURRENT USE OF THE PROPERTY

Current land use on the Property is agricultural (row-planted cropland).

Any structures, roads, and/or improvements of the Property, as well as current uses of adjoining properties, are discussed within Section 6.2 of this report. An aerial view of the Property and adjacent land use, dated 2023, is provided in Section 4.4.1.2.



24110-Neill\_67.5\_Acre\_Property\Graphics\24110-001PI\_01A\_Vicinity



#### 3.0 USER-PROVIDED INFORMATION

#### 3.1 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The User identified Larry Neill as the current owner of the Property. An interview conducted with Mr. Neill on 24 May 2024 indicated that the Property has been in his family since approximately 1951, and he inherited it in approximately 1992 (see Appendix F).

There were no occupants associated with the Property at the time of Horizon's assessment.

#### 3.2 TITLE RECORDS

Per the User's request, Horizon acquired historical chain-of-title documentation on the Property for this assessment. The chain-of-title review is discussed in Section 4.4.1 (Standard Historical Sources), and a copy is provided in Appendix E (Historical Research Documentation).

#### 3.3 RESPONSE TO ASTM-REQUIRED QUESTIONS

The User responded to the following ASTM-required questions by completing a Phase I ESA User Questionnaire. The User-completed copy of this form is included in Appendix B.

#### 3.3.1 <u>Environmental Liens or Activity and Use Limitations</u>

The User reported no knowledge of any environmental liens or activity and use limitations (AULs) for the Property. The User reported that a search for environmental liens and/or AULs was not conducted prior to this assessment.

#### 3.3.2 Specialized Knowledge

No specialized knowledge or experience related to the Property or nearby properties was reported to Horizon by the User.

#### 3.3.3 Purchase Price vs. Fair Market Value

The User reported that the purchase price being paid for the Property reasonably reflects the fair market value of the Property if it were not contaminated.

#### 3.3.4 <u>Commonly Known or Reasonably Ascertainable Information</u>

The User reported having no commonly known or reasonably ascertainable information about the Property that would help Horizon to identify conditions indicative of releases or threatened releases.



#### 3.3.5 Obvious Indicators of Contamination

The User reported having no knowledge of any obvious indicators that point to the presence or likely presence of contamination at the Property.

#### 3.3.6 Litigation, Administrative Proceedings, or Notices from Government Entities

The User reported having no knowledge of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property. The User reported having no knowledge of any notice from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

## 3.3.7 Reason for Requesting the Phase I ESA

The User requested performance of the Phase I ESA for due diligence/feasibility purposes.



## 4.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Property. Accuracy and completeness of record information vary among information sources. Horizon makes a reasonable effort to compensate for mistakes or insufficiencies in the information reviewed that were obvious when compared to other information reviewed or based on actual knowledge.

#### 4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Horizon commissioned Environmental Risk Information Services (ERIS) of Austin, Texas, to review state and federal agency records required by ASTM Practice E1527-21. ERIS conducted its data search using minimum search distances outlined in the ASTM standard (ASTM, 2021). ERIS's search results for Standard Environmental Records can be found within its complete Database Report, provided in Appendix D.

ERIS found the following recorded incidents within the ASTM-prescribed search distances:

Database	Acronym	Last Updated	Minimum Search Distance (miles)	Findings
Permitted Solid Waste Facilities	SWF/LF	28 July 2024	0.5	2

# TABLE 4-1 SUMMARY OF STANDARD ENVIRONMENTAL RECORD FINDINGS

#### Permitted Solid Waste Facilities

ERIS reviewed the list of active, inactive, and post-closure Municipal Solid Waste landfills and processing facilities (SWF/LF) issued permits and authorizations, as well as pending, withdrawn, or denied application registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 330. ERIS identified no SWF/LF facilities on the Property. Two SWF/LF sites were identified within a 0.5-mile radius of the Property.

Both SFW/LF listings were associated with a site identified as Mulch-Compost Storage Yard, located approximately 0.25 miles southeast of the Property at 3330 South Santa Clara Road, Marion, Texas. The SFW/LF site is reportedly a brush recycling facility and would not be considered a recognized environmental condition for the Property.



## 4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

#### 4.2.1 Additional Federal and State Environmental Records

In addition to the ASTM-required Standard Environmental Records, ERIS provided data from additional federal and state environmental record sources, using search areas ranging from on the Property to 1 mile from the Property. ERIS's search results for Additional Environmental Records can be found within its complete Database Report, provided in Appendix D.

After reviewing ERIS's Additional Environmental Records findings, it is Horizon's opinion that none of the facilities/incidents listed are likely to have current or former releases of hazardous substances and/or petroleum products with the potential to migrate to the Property; therefore, they would not be considered recognized environmental conditions for the Property at this time.

#### 4.2.2 <u>Oil and Gas Activity</u>

Railroad Commission of Texas (RRC) records were investigated to determine if current or past oil and/or gas exploration and production (E&P) activity may exist on or within 1000 feet from the Property. The records reviewed did not indicate the presence of any of these structures on the Property. A dry hole is documented on adjacent land east of the Property (RRC, 2024).

## 4.2.3 Documented Water Wells

A review of the records of the Texas Water Development Board (TWDB) revealed no documented water wells on the Property; six water wells are documented within a 0.5-mile radius from the Property (TWDB, 2024). Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.

If the on-site well is not intended for future use, it should be capped or properly abandoned according to the Administrative Rules of the Texas Department of Licensing and Regulation (TDLR), 16 Texas Administrative Code (TAC), Chapter 76. TCEQ publication RG-347, "Landowner's Guide to Plugging Abandoned Water Wells," provides specific guidance. If a well is intended for use, it must comply with 16 TAC §76.

The results of this assessment do not preclude the existence of additional undocumented/abandoned wells. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.



## 4.3 PHYSICAL SETTING SOURCES

The Property is mapped on the US Geological Survey (USGS) Marion, Texas, topographic quadrangle (USGS, 1992) (Figure 4-1). Topography on the Property is generally flat, with surface elevation ranging from approximately 615 to 625 feet above mean sea level. The Property is in the Lower Santa Clara Creek watershed (EPA, 2024), with surface water flowing northeast via overland sheet flow. The northeastern corner of the Property associated with an unnamed tributary of Santa Clara Creek lies within a Federal Emergency Management Agency (FEMA) designated 100-year floodplain (FEMA, 2007) (Figure 4-2).

The Property is located within the Blackland Prairie ecological area of Texas (Gould, 1975) and the "Crops" vegetational area of Texas (McMahan et al., 1984).

Geologically, the Property is underlain by the following:

## TABLE 4-2 GEOLOGY

Unit	Period	Epoch	Description
Leona Formation (Qle)	Quaternary	Pleistocene	Fine calcareous silt grading down into coarse gravel; type locality first wide terrace of Nueces and Leona Rivers below level of Uvalde Gravel. May correlate with Onion Creek Marl of Austin sheet

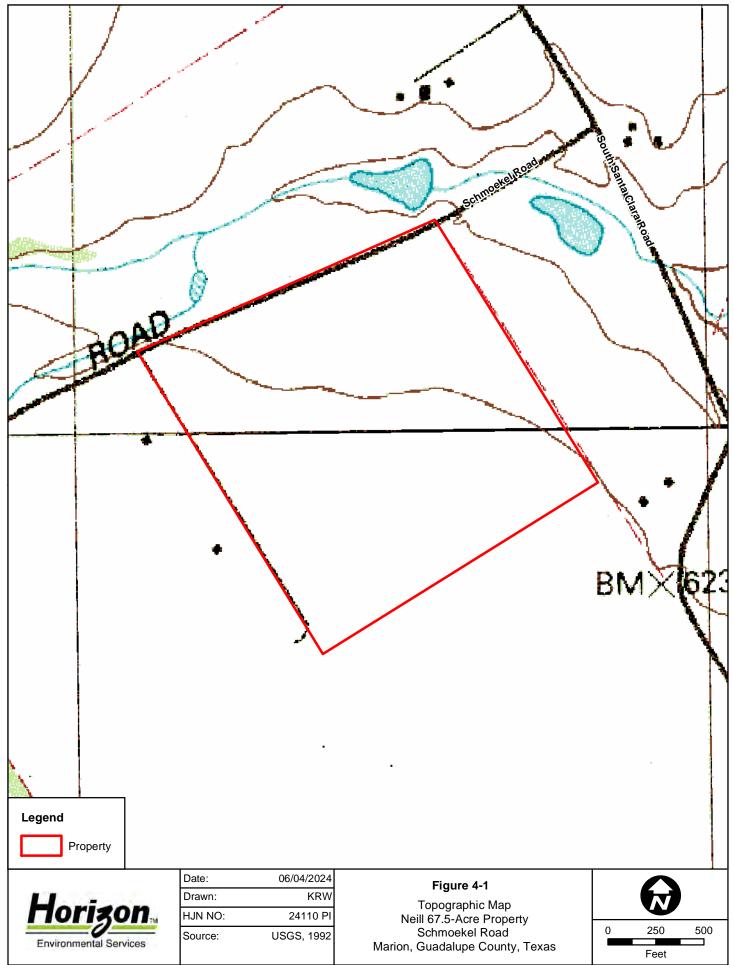
Source: UT-BEG, 1983

Mapped soils on the Property include the following:

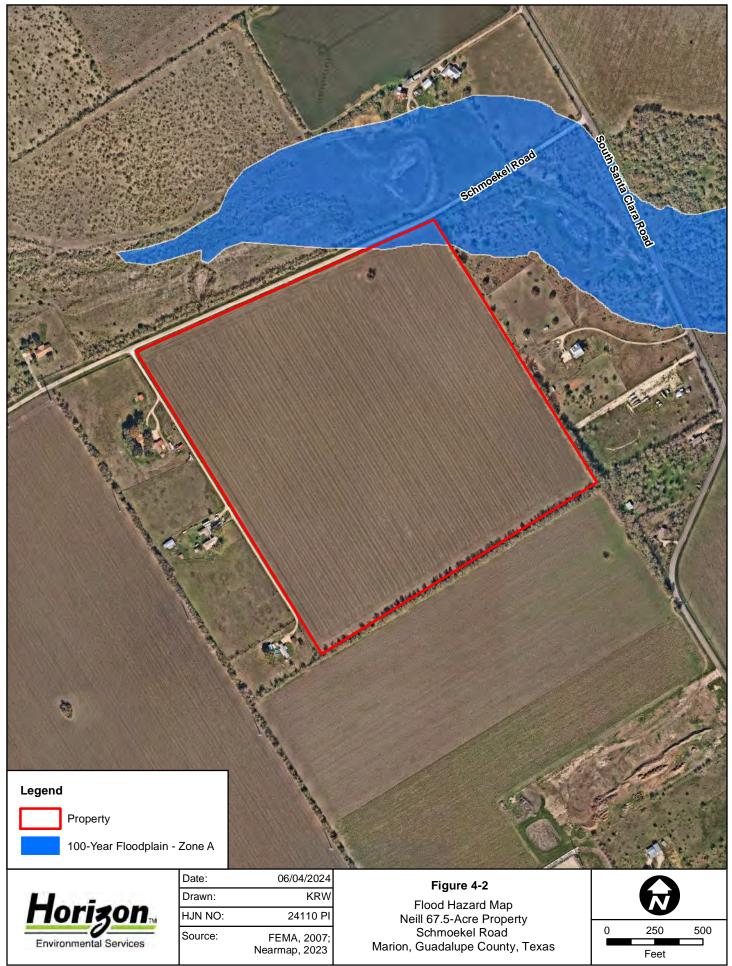
#### TABLE 4-3 SOILS

Soil Name	Soil Type	Soil Depth (feet)	Underlying Material	Permeability	Available Water Capacity	Shrink- Swell Capacity
Branyon clay, 0 to 1% slopes (BrA)	clay	5.0	mottled clay	very slow to moderate	high	very high
Branyon clay, 1 to 3% slopes (BrB)	clay	5.0	mottled clay	very slow to moderate	very low	very high

Source: NRCS, 2024



24110-Neill\_67.5\_Acre\_Property\Graphics\24110-001PI\_02A\_Topo



24110-Neill\_67.5\_Acre\_Property\Graphics\24110-001PI\_03A\_Flood



# 4.4 HISTORICAL USE INFORMATION ON THE PROPERTY AND ADJOINING PROPERTIES

Horizon conducted an examination of available historical use information, including ownership records, aerial photography, and historical topographic maps to develop a history of the previous uses of the Property and the surrounding area to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. ASTM Practice E1527-21 calls for identification of all obvious uses of the Property from the present to the Property's obvious first "developed use" or 1940, whichever is earlier. For the purpose of identifying the historical uses of the Property, Section 8.3.2 of ASTM Practice E1527-21 defines the term "developed use" to include agricultural uses and placement of fill onto the Property. Section 8.3.2.1 of ASTM Practice E1527-21 does not require a review of standard historical sources at less than approximately 5-year intervals. If the specific use of the site appears unchanged over a period longer than 5 years, then ASTM Practice E1527-21 does not require research of the use during that period. A standard historical source may be excluded if the source is not reasonably ascertainable, or if past experience indicates that the source is not likely to be sufficiently useful, accurate, or complete.

#### 4.4.1 <u>Standard Historical Sources</u>

#### 4.4.1.1 Title Records

Historical ownership records are reviewed to develop a history of the previous uses of the Property in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property, as well as to identify any environmental liens associated with the Property.

Horizon obtained historical chain-of-title documentation for the Property at the User's request. The chain-of-title document was prepared by RPS Title, LLC, Kyle, Texas (Appendix E). The records indicate that the Property has been owned by private individuals since 1947, and that the Property is currently owned by Larry Robert Neill, as recorded in a warranty deed filed 13 August 1993, in Volume 1054, Page 0449, of the Deed Records of Guadalupe County, Texas. A review of the ownership information produced no evidence suggesting an owner who may have conducted activities resulting in recognized environmental conditions for the Property. No easements or leases of environmental concern and no environmental liens were noted during the title research.

## 4.4.1.2 Historical Aerial Photography

Horizon reviewed historical aerial photographs dated 1938, 1944, 1950, 1959, 1964, 1973, 1983, 1991, 1995, 2004, 2005, 2008, 2010, 2012, 2014, 2016, 2018, 2020, and 2023, supplied by ERIS. The historical aerial photography supplied by ERIS can be viewed in Appendix E.



In the 1938 aerial photograph, the Property appears to be used for agriculture. A structure is visible near the central portion of the Property. A roadway is located adjacent to the northern Property boundary. Surrounding lands appear to be used for agriculture and rural residences. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 1944 aerial photograph revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

In the 1950 aerial photograph, the structure near the center of the Property has been removed. The aerial photograph revealed no significant visible changes to the immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 1959 aerial photograph revealed no significant visible changes to the Property. A pond was constructed on adjacent land north of the Property. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 1964 and 1973 aerial photographs revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photographs.

The 1983 aerial photograph revealed no significant visible changes to the Property. Three residential sites and an access road are visible on adjacent land west of the Property. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 1991, 1995, 2004, 2005, 2005, 2008, 2010, and 2012 aerial photographs revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photographs.

The 2014 aerial photograph revealed no significant visible changes to the Property. Minor land clearing and development occurred on adjacent land east of the Property. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

The 2016, 2018, 2020, and 2023 aerial photographs revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photographs.



Horizon also reviewed Nearmap aerial photography dated 6 December 2023 (Nearmap, 2023) (Figure 4-3). The aerial photo revealed no significant visible changes to the Property or immediately surrounding lands. Horizon did not observe land uses commonly associated with recognized environmental conditions on or adjacent to the Property while reviewing the aerial photograph.

#### 4.4.1.3 Historical USGS Topographic Maps

Horizon reviewed historical topographic maps of the Property, dated 1927, 1958, 1973, 1992, 2016, and 2019, supplied by ERIS. The historical USGS topographic maps supplied by ERIS can be viewed in Appendix E.

The topographic maps did not indicate any specific land use of the Property. Roadways and structures are depicted on surrounding lands.

#### 4.4.1.4 Fire Insurance Maps

The Sanborn Company published fire insurance maps for urban areas designed for use by companies offering fire insurance policies. The maps show the size, shape, and construction materials of a structure; land use; and other independent improvements, such as gasoline storage tanks. The maps were originally published in the 1930s and updated periodically through at least the 1950s. Because Sanborn maps were limited to the core of major metropolitan areas, it is highly unlikely any maps would be available for the Property. Therefore, Horizon did not review published fire insurance maps for the Property.

#### 4.4.1.5 Local Street Directories

Local street directories are published by private (or sometimes government) sources and show ownership and/or use of a specific property for each year by reference to its street address. The ownership and/or use of a specific property listed in the local street directory are used to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Property. With the exception of rural single-family residences, the immediately adjacent properties do not appear to have been previously developed for occupied purposes. As such, local street directories are unlikely to provide useful historical information about the Property, so Horizon did not review them during this assessment.

#### 4.4.1.6 Prior Assessment

Neither the User nor the landowner indicated knowledge of any prior ESAs conducted on the Property.

#### 4.4.2 Data Failure

The historical research objectives of ASTM Practice E1527-21 were met during the review of standard historical sources; data failure was not encountered.

		Samaka Read	South Status Rocad
Legend			
Property Horizon Environmental Services	Date:06/04/2024Drawn:KRWHJN NO:24110 PISource:Nearmap, 2023	Figure 4-3 2023 Aerial Photograph Neill 67.5-Acre Property Schmoekel Road Marion, Guadalupe County, Texas	0 250 500 Feet



## 5.0 INTERVIEWS

#### 5.1 INTERVIEW WITH OWNER/KEY SITE MANAGER

A Phase I ESA Landowner/Occupant Interview Questionnaire was completed on 24 May 2024 by the current landowner, Mr. Larry Neill. Mr. Neill's responses to the interview questions indicated that he had no knowledge of any potential recognized environmental conditions in connection with the Property. The completed Landowner/Occupant Interview Questionnaire is provided in Appendix F.

#### 5.2 INTERVIEWS WITH CURRENT OCCUPANTS

As no occupants are currently associated with the Property, occupant interviews were not conducted.

#### 5.3 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS

Horizon contacted the Guadalupe County Fire Marshal to request information on recorded incidents that may indicate a release of hazardous materials or petroleum products on the Property or adjacent properties. At the date of this report, the Guadalupe County Fire Marshal had not responded to the request. In the event the Guadalupe County Fire Marshal later provides significant information about the Property, Horizon will notify the User.



## 6.0 SITE RECONNAISSANCE

Horizon conducted a site reconnaissance on 3 May 2024. Horizon also reviewed immediately adjacent lands, to the extent possible from the boundaries of the Property, to observe any existing or potential sources of off-site contamination that may affect the Property. Horizon's Phase I ESA Site Reconnaissance Checklist is provided in Appendix G. On-site photographs are provided in Appendix C.

## 6.1 METHODOLOGY AND LIMITING CONDITIONS

A pedestrian reconnaissance of the Property was conducted, as well as visual observation of immediately adjacent lands from the boundaries of the Property. No conditions were encountered that would have limited Horizon's ability to observe the Property.

#### 6.2 GENERAL SITE SETTING

The Property is generally described as approximately 67.5 acres of row-planted cropland located within an area characterized by agricultural, residential, and commercial land use.

#### 6.2.1 <u>Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions</u>

Observable geologic, hydrogeologic, hydrologic, and topographic conditions on the Property were generally consistent with the findings of our literature review (see Section 4.3).

#### 6.2.2 Property Uses

6.2.2.1 Current Use of the Property

Current land use on the Property is agricultural (row-planted cropland).

#### 6.2.2.2 Past Uses of the Property

Information obtained during the review of standard historical sources, participant interviews, and the site reconnaissance indicates that past use of the Property was likely limited to agriculture. It is Horizon's opinion that this past use is unlikely to have involved the use, treatment, storage, disposal, or generation of significant quantities of hazardous substances or petroleum products on the Property.

#### 6.2.2.3 Current/Past Uses of Adjoining Properties

An aerial view of the Property and adjoining land use, dated 2023, is provided in Section 4.4.1.2 (see Figure 4-3).



During the site reconnaissance, Horizon observed the following land uses on adjoining properties:

NORTH: Schmoekel Road, agricultural, and residential;SOUTH: Agricultural;EAST: Agricultural and residential; andWEST: Agricultural and residential.

On adjoining properties, Horizon did not observe any industrial uses or other uses likely to involve the use, treatment, storage, or generation of significant quantities of hazardous substances or petroleum products.

The review of historical aerial photography and participant interviews indicates that past uses of adjoining properties were likely agricultural and residential. No evidence of potential recognized environmental conditions on adjacent properties was revealed through a review of historical sources, interviews, or visual inspection from the Property's boundaries during the site reconnaissance.

## 6.2.2.4 Current/Past Uses of Surrounding Area

The surrounding area in general is dominated by agricultural, residential, and commercial land use. The surrounding area appears to have been historically used for agricultural and rural residential purposes.

## 6.2.3 <u>Improvements</u>

Man-made improvements observed on the Property or its boundaries include the following:

Figure 6-1 Map ID	Appendix C Photo Number(s)	Description
Property	1 to 4	The Property has been improved for agriculture (row-planted cropland).
А	5	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.
N/A	6 to 8	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. Evidence of a buried cable line was observed adjacent to the northern Property boundary.

# TABLE 6-1IMPROVEMENTS OBSERVED



_	ıre 6-1 ap ID	Appendix C Photo Number(s)	Description
٢	N/A	8	Schmoekel Road is located adjacent to the northern Property boundary. A gravel-based road providing access to adjacent homesites is located along the western Property boundary.

No structures, potable water supply sources, or sewage disposal systems were observed on the Property or its boundaries during the site reconnaissance.

- 6.3 SITE FINDINGS
- 6.3.1 Exterior Observations

On or immediately adjacent to the Property, Horizon observed the following exterior features or conditions, which ASTM Practice E1527-21 identifies as potential recognized environmental conditions:

Figure 6-1 Map ID	Appendix C Photo Number(s)	Description	REC, CREC, or HREC?*
A	5	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.	No
N/A	6 to 8	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. The transformers appeared to be of recent construction (unlikely to contain polychlorinated biphenyl oils [PCBs]) and did not exhibit any signs of leakage. Evidence of a buried cable line was observed adjacent to the northern Property boundary.	No

## TABLE 6-2 EXTERIOR FEATURES/CONDITIONS OBSERVED

\* REC = recognized environmental condition

CREC = controlled recognized environmental condition

HREC = historical recognized environmental condition

It is Horizon's opinion that the features listed in Table 6-2 above do not meet the ASTM definition of a recognized environmental condition, controlled recognized environmental condition, or historical recognized environmental condition.





Horizon did *not* observe any of the following exterior conditions on or immediately adjacent to the Property:

- Evidence of current or past industrial or manufacturing uses
- Pits, ponds, or lagoons
- Stained soil or pavement
- Stressed vegetation
- Oil/gas wells
- Evidence of pipelines
- Septic systems
- Piles of debris or other evidence of solid waste disposed on site
- Evidence of wastewater discharges within, onto, or off of the Property
- Hazardous substances, petroleum products, or associated containers
- Storage drums
- Unidentified substance containers
- Storage tanks, vent pipes, or fill pipes
- Hydraulic equipment or other equipment likely to contain polychlorinated biphenyl oils (PCBs)
- Strong, pungent, or noxious odors
- Pools of liquid suspected of containing hazardous materials or petroleum products

#### 6.3.2 Interior Observations

As no structures were observed on the Property, interior inspections prescribed by ASTM Practice E1527-21 were not conducted during the site reconnaissance.



## 7.0 DATA GAPS

According to ASTM Practice E1527-21, a "data gap" occurs when the environmental professional is unable to obtain information required by the practice despite good-faith efforts to gather such information.

No significant data gaps were encountered in the process of conducting this Phase I ESA that would affect Horizon's ability to identify recognized environmental conditions.



## 8.0 LIMITING CONDITIONS/DEVIATIONS

There were no limiting conditions, deletions, or deviations from ASTM Practice E1527-21 in connection with this Phase I ESA.



#### 9.0 FINDINGS AND CONCLUSIONS

Horizon has performed a Phase I ESA of the Property in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

The following findings are worthy of note but are not considered recognized environmental conditions:

Figure 6-1 Map ID	Appendix C Photo Number(s)	Description	REC, CREC, or HREC?*
А	5	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately 4 feet from the surface with sediment.	No
N/A	6 to 8	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. The transformers appeared to be of recent construction (unlikely to contain polychlorinated biphenyl oils [PCBs]) and did not exhibit any signs of leakage. Evidence of a buried cable line was observed adjacent to the northern Property boundary.	No

## TABLE 9-1 NON-REC FINDINGS

\* REC = recognized environmental condition

CREC = controlled recognized environmental condition

HREC = historical recognized environmental condition



#### 10.0 OPINION OF ENVIRONMENTAL PROFESSIONAL

Based upon a review of regulatory records, historical use information, interviews, User-provided information, and a site reconnaissance, the Property was found to have a low probability for environmental risk related to significant levels of hazardous substances or petroleum products, and further assessment is not warranted at this time. However, Horizon has the following recommendations for certain conditions identified during this assessment:

## TABLE 10-1 RECOMMENDATIONS

igure 6-1 Map ID	Feature/Condition	Recommendation	REC, CREC, or HREC?*
А	vvater weil	Properly cap/abandon according to TCEQ rules if not intended for future use.	No

\* REC = recognized environmental condition

CREC = controlled recognized environmental condition

HREC = historical recognized environmental condition



## 11.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR §312.10. 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 all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

For Horizon Environmental Services

IN

Scott Flesher Vice President, Ecological Program Manager, EP<sup>1</sup>

James Pittman Ecological Project Manager, EP

28 June 2024

Date

28 June 2024 Date

<sup>&</sup>lt;sup>1</sup> Qualified Environmental Professional under ASTM Practice E1527-21



## 12.0 ADDITIONAL, NON-ASTM-SCOPE ASSESSMENTS

#### 12.1 THREATENED OR ENDANGERED SPECIES HABITAT

Literature and agency file searches were conducted to identify the potential occurrence of any federally listed threatened or endangered (T/E) species in the vicinity of the Property. The search included information from the US Fish and Wildlife Service (USFWS), the Texas Parks and Wildlife Department (TPWD) Natural Diversity Database, and The University of Texas Bureau of Economic Geology (UT-BEG).

Federally listed T/E species for Guadalupe County that are potentially affected by activities within the Property are presented in the following table:

Common Name	Scientific Name	Federal Status
Tricolored bat	Perimyotis subflavus	Proposed Endangered
Piping plover	Charadrius melodus	Threatened
Rufa red knot	Calidris canutus rufa	Threatened
Whooping crane	Grus americana	Endangered

TABLE 12-1 T/E SPECIES LISTED FOR GUADALUPE COUNTY

Source: USFWS, 2024a

#### Tricolored Bat

Tricolored bats are associated with forested landscapes, where they forage near trees (including forest perimeters) and along waterways. Maternity and other summer roosts are typically in dead or live tree foliage (including attached lichen clumps such as *Usnea* sp. and "Spanish moss"). Caves, mines, and rock crevices may be used as night roosts between foraging forays. Maternity colonies also may utilize human-made structures (i.e., buildings, bridges) or tree cavities (NatureServe, 2024). Due to the lack of forested habitat and mature woodland species on or within the vicinity of the Property, it is Horizon's opinion that the Property does not provide habitat for the tricolored bat.

#### **Piping Plover**

The piping plover is indicated by the USFWS as a potential transitory migrant species for most of Texas, including Guadalupe County. The piping plover winters on the Texas coast, occupying beaches and tidal mud flats. Its migratory path from its breeding grounds in the northern plains, Great Lakes, and northern Atlantic coast to the Texas coast carries it primarily through the eastern third of Texas, where it may occasionally stop over during migration. It occasions lake shores and marshes along its migratory path (NatureServe, 2024). No suitable habitat for the piping plover (lake shores or marshes) was observed on the Property. It is



Horizon's opinion that any occurrence of the piping plover would only be temporary and development of the Property would have no direct impact on this species.

#### Rufa Red Knot

The rufa red knot is a migratory shorebird which nests in the Arctic and winters mainly in southern South America (NatureServe, 2024). Rufa red knots are commonly found along sandy, gravel, or cobble beaches, tidal mudflats, salt marshes, shallow coastal impoundments and lagoons, and peat banks. Red knots forage on beaches, oyster reefs, and exposed bay bottoms and roost on high sand flats, reefs, and other sites protected from high tides (NatureServe, 2024). No shorelines or adequate water sources were observed on the Property; therefore, it is Horizon's opinion that the Property does not provide habitat for this species.

#### Whooping Crane

The whooping crane is a migratory bird species listed as potentially occurring in many or all Texas counties. Whooping cranes nest in dense emergent vegetation in shallow water bodies and migratory stopover points include large expanses of wetlands and rural agricultural fields. In Texas, whooping cranes winter at Aransas National Wildlife Refuge and Matagorda and St. Joseph's islands in Aransas, Calhoun, and Matagorda counties. Habitat for loafing and foraging includes flooded tidal flats and mud or sand in shallow bays and channels (NatureServe, 2019). The Property is located within the path of migration for the whooping cranes during their 2600-mile flight each spring (late March to late April) and fall (mid-October to late November) (Oberholser, 1974); however, no suitable habitat was observed by Horizon on the Property or the immediately adjacent properties. It is Horizon's opinion that any occurrence of the whooping crane would only be temporary and development of the Property would have no direct impact on this species.

#### Additional Resources Reviewed

The USFWS's Critical Habitat Mapper did not indicate critical habitat for a listed species on or within a 0.5-mile radius of the Property (USFWS, 2024b).

Examination of the TPWD Natural Diversity Database indicated no documented occurrence(s) of listed species on or within a 0.5-mile radius of the Property (TPWD, 2024).

## T/E Species Summary and Recommendations

Horizon did not observe potentially suitable habitat on the Property for any of the federally listed T/E species of Guadalupe County.

## 12.2 WETLANDS AND JURISDICTIONAL "WATERS OF THE US"

Horizon's jurisdictional determination of wetlands (officially referred to as "waters of the US" [WOTUS]) consisted of a pre-field literature review and a site assessment conducted



according to the general methodologies prescribed by the 1987 US Army Corps of Engineers (USACE) *Wetlands Delineation Manual* and Regional Supplement: Great Plains Region (Version 2.0) (March 2010); USACE Regulatory Guidance Letter (RGL) No. 05-05 (7 December 2005); USACE Regulatory Guidance Letter (RGL) No. 05-05 (7 December 2005); 2008 CWA Jurisdictional Determination Guidance (*Rapanos* Guidance); and Horizon's interpretation of the US Supreme Court's decision in *Sackett v. Environmental Protection Agency* (EPA).

The pre-field evaluation included a review of US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) published soil survey information for Guadalupe County (NRCS, 2024); the USGS Marion, Texas, topographic quadrangle map (USGS, 1992); FEMA Flood Insurance Rate Map (FEMA, 2007); USFWS National Wetlands Inventory (NWI) map (2024c); and historical aerial photography dated 1938, 1944, 1950, 1959, 1964, 1973, 1983, 1991, 1995, 2004, 2005, 2008, 2010, 2012, 2014, 2016, 2018, 2020, and 2023.

Based on the pre-field literature review and field investigation, Horizon did not observe areas on the Property that would be considered jurisdictional WOTUS and be subject to regulation by the USACE.

The professional opinions expressed in this report are based on Horizon's interpretation of the currently applicable statutory and regulatory provisions, as implemented by the EPA and USACE (Agencies). These provisions have undergone a variety of changes in recent years. Since the 2006 US Supreme Court (the Court) case *Rapanos v. United States*, there have been two primary evaluation methods for evaluating aquatic resources: the "relatively permanent" and the "significant nexus" standards (formalized by the Agencies in 2008). Various rules, notably those published in 2015 and in 2020, have sought to redefine the regulatory scope of the Clean Water Act (CWA) by leaning more on one standard or the other to narrow or expand the Agencies' regulatory authority.

In early 2023 the Agencies published a revised definition of WOTUS (88 FR 3004), effective 20 March 2023. However, on 19 March a federal district court in Texas granted a preliminary injunction preventing this rule from going into effect in Texas and Idaho. Other lawsuits similarly prevented this rule's implementation in an additional 25 states. On 25 May 2023, the Court issued a long-awaited decision in the case of *Sackett v. Environmental Protection Agency*.

This ruling struck down the "significant nexus" standard, a major component of the Agencies' March 2023 rule. To comply with the Court's ruling, the Agencies published an amended version of their March 2023 rule (88 FR 61964) known as "Revised Definition of 'Waters of the United States'; Conforming" (the conforming rule) on 8 September 2023.

The previously mentioned injunctions remain in effect as of this date and prevent the conforming rule from going into effect in 27 states, including Texas. Therefore, the effective rule for Texas is the preceding 2008 *Rapanos* guidance (sometimes referred to as the pre-2015 regulations and guidance). However, per the *Sackett* ruling, the "significant nexus" portion of this guidance legally should not be enforced. As a result, there remains considerable uncertainty at



this time on how to classify the jurisdictional status of aquatic features. Additionally, individual USACE districts may have their own interpretations of various regulatory aspects. Until the EPA and USACE issue official guidance and the USACE begins issuing Approved Jurisdictional Determinations, Horizon will evaluate all aquatic resources based on our understanding of current guidance, the *Sackett* ruling, and our experience with the preceding pre-2015 regulations and guidance.

The USACE and the EPA are the final authority over the jurisdictional status of wetlands, streams, and other potential WOTUS per Section 404 of the CWA. The findings discussed in this report are solely the opinion of Horizon and have not been verified by the aforementioned regulatory Agencies. Although the USACE and EPA are applying this legal standard at present, recent history and ongoing litigation demonstrate the likelihood that legal circumstances may change in the future. Thus, Horizon recommends following up prior to closing or starting work on the site in order to determine what rules are in place at that time.

## 12.3 CULTURAL RESOURCES

#### Database Review

Archival research conducted on the Texas Historical Commission's (THC) online *Texas Archeological Sites Atlas* (TASA) web site indicates the presence of two previously recorded cemeteries within an approximately 1.0-mile radius of the Property. These documented cultural resources and their distances from the Property are summarized in Table 12-2 below. No documented cultural resources, including any archeological sites, cemeteries, or historic properties listed on the National Register of Historic Places (NRHP) and/or designated as State Antiquities Landmarks (SAL), are located within or immediately adjacent to the boundaries of the Property.

# TABLE 12-2PREVIOUSLY RECORDED CULTURAL SITES WITHIN 1.0 MILES OF THE PROPERTY

Site No./Name	ite No./Name Site Type		Distance/Direction from Property	Potential to be Impacted by Project?
Cemeteries				
Ebert Cemetery (GU-C074)	Cemetery	Historic Texas Cemetery	0.8 miles east	No
Gutz Cemetery (GU-C177)	Cemetery	N/A	1.0 mile north)	No

NRHP = National Register of Historic Places; SAL = State Antiquities Landmark; SHPO = State Historic Preservation Office

Source: THC, 2024



Examination of historical USGS topographic maps dating from 1927 to the present and aerial photographs dating from 1955 to the present indicate that no standing structures of potentially historic age (i.e., 50 years of age or older) are located within the boundaries of the Property. Historical land use within the Property appears to have been predominantly agricultural.

Based on the TASA database, no prior cultural resources surveys have been conducted within the limits of the Property.

#### Probability Assessment

Prehistoric archeological sites are commonly found in upland areas and on alluvial terraces near stream/river channels or drainages. Based on the physiographic setting of the Property on a gently rolling upland landform situated adjacent to an unnamed tributary of Santa Clara Creek, it is Horizon's opinion that there exists a moderate potential for undocumented prehistoric archeological resources within the boundaries of the Property.

Based on the absence of historic-age structures within the Property boundaries on historical aerial photographs and topographic maps, it is Horizon's opinion that there exists a low potential for historic-age architectural and/or archeological resources within the boundaries of the Property.

## **Governing Regulations**

Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, requires federal agencies to take into consideration the effects of their actions (funding or permitting) on historic properties. Historic properties include prehistoric archeological sites and historic-era structures, engineering features, and sites that are listed on, considered eligible for listing on, or have the potential for being eligible for listing on the NRHP, <u>including previously unidentified properties</u>. With this in mind, if the development of the Property would require the use of federal permits, licenses, or funding, such as Nationwide Permits (NWP) or Individual Permits (IP) issued by the USACE, funding provided by the US Department of Housing and Urban Development (HUD), or if the project would occur on federal lands, federal agencies may require a cultural resources survey of any portions of the Property that fall within their jurisdiction.

Specific to NWPs, General Condition 20(c) of the 2012 NWPs requires non-federal permittees to notify the USACE under the Pre-Construction Notification (PCN) procedures if a proposed project subject to Section 404 jurisdiction may have the potential to cause effects to any historic properties. In order to make this determination, the USACE may require a cultural resources survey in the immediate vicinity of any Section 404 regulated activity if at least a moderate potential for the occurrence of historic or prehistoric properties exists.

Additionally, General Condition 21 of the 2012 NWPs requires persons conducting an activity authorized by NWP to stop work and immediately notify the USACE if a previously



unknown prehistoric or historic property (remains or artifacts) is discovered during the construction process.

Regarding state regulations, if any part of the Property is located on publicly owned land, permitting agencies may require a cultural resources survey in compliance within the Antiquities Code of Texas (ACT).

In the event that the undertaking does not require any federal permitting/funding and it is not located on publicly owned land, cultural resources are not afforded protection under the regulations of Section 106 of the NHPA or the ACT. However, unmarked burial sites (both prehistoric and historic-era) are still protected under the Texas Health and Safety Code.

#### **Recommendations**

Based on the assessed moderate potential for undocumented prehistoric archeological resources on the Property, it is Horizon's opinion that a formal cultural resources survey of the portions of the Property within any federal agency's jurisdiction would be warranted to comply with Section 106 of the NHPA if the development of the Property would require the usage of any federal permits or funding. Similarly, if any portion of the Property is located on publicly owned land, it is Horizon's further opinion that a formal cultural resources survey of the portions of the Property located on public property would be warranted in compliance with the ACT.

If no federal permitting or coordination is required for the undertaking and the undertaking is located entirely on privately owned land, field personnel should still be made aware of the unmarked burial regulations within the Texas Health and Safety Code. Specifically, if any human remains or grave objects are encountered at any point during development, maintenance, or ongoing use of the Property, all work at the location of the inadvertent discovery should cease immediately. Following the cessation of activity, the THC (and possibly also the county coroner) should be notified immediately and a qualified archeologist should be contacted to assess the find.

## 12.4 POTENTIAL FOR THE OCCURRENCE OF RADON

In 1992, the Texas Department of Health, Bureau of Radiation Control (TDH-BRC), conducted statewide indoor air quality surveys to learn the average levels of radon gas within homes of each county (Smith et al., 1992). Radon is an odorless, colorless, naturally occurring radioactive gas produced by the radioactive decay of uranium in geological formations. Radon can readily migrate through permeable rocks and soils and eventually seep into buildings or be released into the atmosphere.

Radon further decays into radioactive, chemically reactive particles that can attach themselves to other particles, such as dust, in a home environment. If inhaled, these now-



radioactive particles may cause damage to lung tissues and increase the risk of lung cancer. The radon level threshold of concern established by the EPA is 4 pico curies per liter (pCi/l) of air. The average indoor radon level is estimated to be about 1.3 pCi/l and about 0.4 pCi/l is normally found in the outside air (EPA et al., 1992). Texas homes, when viewed on a statewide basis, have a relatively low level of radon, averaging 1.2 pCi/l of air (Smith et al., 1992). Such levels are not a major public health concern, as it would be extremely costly and difficult to achieve lower average residential levels on a statewide basis. This Texas average is within the national norms, where US homes have been reported to have averaged indoor radon levels between 1.0 and 2.0 pCi/l of air. However, when examined on a county basis, Texas counties that have a higher potential for residential radon are found in the West Texas Panhandle region; the Big Bend area; the Llano Uplift area; and inland from the coastal bend in South Texas, where underground formations of ancient Mesozoic beach sands, rich in uranium, can be found. All the counties with higher levels of radon were found to have geology that supports their higher potential.

Residential radon measurements for Guadalupe County are as follows:

Mean	No. of Houses	Percent	Percent	Minimum Value	Maximum Value
(pCi/l)	Surveyed	> 4 pCi/l	> 20 pCi/l	(pCi/l)	(pCi/l)
1.3	17	5.9	0.0	<0.5	

#### TABLE 12-3 RADON MEASUREMENTS

Source: Smith et al., 1992

The above data indicate that radon levels in Guadalupe County are average indoor levels and below EPA levels of concern. However, a low mean radon level does not mean that all houses in that county will have a low radon measurement. Unique construction techniques, such as underground or berm-surrounded homes, as well as energy-efficient or tightly sealed homes, may show higher indoor radon levels. Percentages measured within individual counties, however, can be used as determinants of the potential radon problem for that county, because all residents within a specific county have an equal chance of being chosen for the survey.

When a house is discovered with elevated indoor radon levels, and mitigation efforts are determined necessary, the following general methods are available: (1) sealing off entry routes into the home by covering exposed dirt in floors or basements with concrete or gas-proof liners, sealing cracks and holes in slabs, and covering sumps in untrapped floor drains; (2) increasing the ventilation rate in a house by either passive or active means; or (3) increasing soil ventilation by drawing away radon gas from the soil before it reaches the house, such as with below-slab suction. Technical guidance for incorporating radon resistance into a new structure is available from the EPA Radon Office at 1-800-SOS-RADON or by contacting the EPA Region 6 in Dallas, Texas, at (214) 665-2760.



## 12.5 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

The EPA defines asbestos-containing materials (ACMs) as any material or product that contains greater than 1% asbestos. In general, the EPA classifies ACMs into the 3 categories outlined below.

- Surfacing, which includes sprayed-on or troweled-on materials
- Thermal, which includes insulation and materials associated with heating, hot/cold water systems, and HVAC systems
- Miscellaneous, which includes ceiling and floor tiles, roofing materials, and all other materials that do not fall into the 2 previous categories

In addition, identified ACMs are further defined as "Friable" or "Non-friable." "Friable" material is defined as material that, when dry, can easily be pulverized, crushed, or reduced to powder by hand pressure. "Non-friable" material is defined as those materials containing asbestos that are firmly bound by matrix such as plastic, cement, etc., that, if handled carefully, will not become friable.

No potential occurrences of ACMs were observed on the Property during the site visit. No potential occurrences of lead-based paints were observed on the Property during the site visit.



## 13.0 PARTICIPATING PERSONNEL

Horizon's participating personnel for this Phase I ESA are listed below. Qualifications of the Environmental Professional are provided in Appendix H.

PERSON	PARTICIPATION
Scott Flesher, Vice President, Ecological Program Manager, EP <sup>1</sup>	Project Manager Technical Review Drafting
James Pittman, Ecological Project Manager, EP	Field Investigation Records Search Report Author Drafting
Karlie Wilson, GIS Specialist	Drafting
Jesse Owens, Archeology Program Manager, RPA <sup>2</sup>	Cultural Resources Section
Bridgette Miller, Technical Editor	Final Report Preparation

<sup>&</sup>lt;sup>1</sup> Qualified Environmental Professional under ASTM Practice E1527-21

<sup>&</sup>lt;sup>2</sup> Registered Professional Archeologist



## 14.0 **REFERENCES**

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## **APPENDIX A**

PHASE I ESA SCOPE OF SERVICES AND LIMITED GLOSSARY OF TERMS



## SCOPE OF WORK PHASE I ENVIRONMENTAL SITE ASSESSMENT

The following presents the 4 principal components of Horizon's scope of work for the performance of a Phase I Environmental Site Assessment (ESA). Horizon's Phase I ESA is performed in conformance with the scope and limitations of ASTM Practice E1527-21.

#### 1.0 Records Review

A review of reasonably ascertainable environmental and historical use information from corporate and/or governmental records related to the Property is performed. Standard sources of information (e.g., various federal, state, local, and tribal governmental agencies) and search distances from the Property adhere to those specified in ASTM Practice E1527-21, as applicable. Sources of information reviewed include the following, as applicable and reasonably ascertainable:

- 1.1 Standard Environmental Record Sources (Federal and State)
  - 1.1.1 National Priority List Database
  - 1.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System Database
  - 1.1.3 Resource Conservation and Recovery Information System Database
  - 1.1.4 Emergency Response Notification System Database
  - 1.1.5 Texas Voluntary Cleanup Program and the Texas Innocent Owner/Operator Program
  - 1.1.6 Texas State Superfund Database
  - 1.1.7 TCEQ Solid Waste Facilities and Unauthorized and Unpermitted Landfill Sites
  - 1.1.8 TCEQ Registered Storage Tanks
  - 1.1.9 TCEQ Spills List
  - 1.1.10 Brownfields
  - 1.1.11 Dry Cleaners
- 1.2 Additional Environmental Record Sources
  - 1.2.1 Oil and gas activity records
  - 1.2.2 Documented water wells and information concerning known or potentially contaminated wells
  - 1.2.3 Other local record sources as applicable and reasonably ascertainable
- 1.3 Physical Setting Sources
  - USGS topographic map and description of general topography
  - USDA mapped soils information
  - FEMA flood hazard mapping information
  - Standard Historical Sources
    - Historical chain-of-title documentation
    - Historical aerial photography
    - Fire insurance maps
    - Local street directories
    - Other standard historical sources (may include sources such as USGS topographic maps, property tax files, local building department records, local zoning/land use records, or information from prior ESAs conducted on the Property)

#### 2.0 Interviews

1.4



Horizon makes a reasonable attempt to interview current owners and occupants of the Property. Selection of persons to be interviewed follows the guidance provided in ASTM Practice E1527-21.

- 2.1 Interview with Owner/Key Site Manager
- 2.2 Interview(s) with current occupants
- 2.3 Interview(s) with local government officials
- 2.4 Interview(s) with others, as deemed necessary by the Environmental Professional under ASTM Practice E1527-21

#### 3.0 Site Reconnaissance

A site reconnaissance is performed on the Property, including observation of physical conditions of the land and any structures or improvements on the Property, and immediately adjacent properties as accessible or visible, for potential indicators of recognized environmental conditions. Representative photographs of the Property and immediately adjacent properties are taken to document conditions existing at the time of the site reconnaissance. Observed indications of current and past uses of the Property and adjoining properties, as accessible or visible, are noted. Certain features/conditions that may exist on the Property are documented, including, but not limited to, the following:

- 3.1 General Site Setting
  - 3.1.1 Geologic, hydrogeologic, hydrologic, and topographic conditions
  - 3.1.2 Property uses
    - Current/past uses of the Property
    - Current/past uses of adjoining properties
    - Current/past uses of surrounding area
  - 3.1.3 Structures on the Property
  - 3.1.4 Roads and parking areas on the Property
  - 3.1.5 Potable water supply
  - 3.1.6 Sewage disposal system
- 3.2 Exterior Observations
  - 3.2.1 Pits, ponds, or lagoons
  - 3.2.2 Stained soil or pavement
  - 3.2.3 Stressed vegetation
  - 3.2.4 Evidence of solid waste
  - 3.2.5 Evidence of wastewater discharges
  - 3.2.6 Wells
  - 3.2.7 Septic systems
  - 3.2.8 Hazardous substances or petroleum products
  - 3.2.9 Hazardous substance or petroleum products containers
  - 3.2.10 Storage tanks, vent pipes, and fill pipes
  - 3.2.11 Equipment likely to contain polychlorinated biphenyl oils (PCBs)
  - 3.2.12 Strong, pungent, or noxious odors
  - 3.2.13 Pools of liquid
- 3.3 Interior Observations
  - 3.3.1 Heating/cooling facilities
  - 3.3.2 Stains or corrosion
  - 3.3.3 Floor drains and sumps
  - 3.3.4 Hazardous substances or petroleum products
  - 3.3.5 Hazardous substance or petroleum products containers



- 3.3.6 Storage tanks, vent pipes, and fill pipes
- 3.3.7 Equipment likely to contain PCBs
- 3.3.8 Strong, pungent, or noxious odors
- 3.3.9 Pools of liquid

#### 4.0 Report

Two copies of a written report are prepared presenting the findings of the Phase I ESA. The report includes the following:

- 4.1 Description of the Property
  - 4.1.1 Location and legal description
  - 4.1.2 Site and vicinity general characteristics
  - 4.1.3 Current use of the Property
  - 4.1.4 Description of structures, roads, and other improvements on the Property
  - 4.1.5 Current uses of the adjoining properties
- 4.2 User-provided Information
  - 4.2.1 Historical chain-of-title documentation
  - 4.2.2 Environmental liens or activity and use limitations (AULs)
  - 4.2.3 Specialized knowledge
  - 4.2.4 Commonly known or reasonably ascertainable information
  - 4.2.5 Purchase price vs. fair market value of the Property
  - 4.2.6 Owner, property manager, and occupant information
  - 4.2.7 Reason for performing the Phase I ESA
  - 4.2.8 Other User-provided information
- 4.3 Discussion of findings from Records Review, Interviews, and Site Reconnaissance
- 4.4 Identification of any significant data gaps
- 4.5 Identification of any deviations from ASTM Practice E1527-21
- 4.6 Findings and Conclusions
- 4.7 Opinion of the Environmental Professional
- 4.8 Signature of the Environmental Professional
- 4.9 Qualifications of the Environmental Professional



#### PHASE I ESA LIMITED GLOSSARY OF TERMS

The terms below may be found in the Phase I ESA report. They are defined by ASTM Standard Practice E1527-21 as follows. This should not be considered a comprehensive list of terms.

**activity and use limitations (AULs)** – legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface 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. These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property.

**controlled recognized environmental condition** – a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

**data failure** – a failure to achieve the historical research objectives prescribed by the practice, even after reviewing standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. Data failure is not uncommon in trying to identify the use of the property at 5-year intervals back to first use or 1940 (whichever is earlier).

**data gap** – a lack of or inability to obtain information required by the practice 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 the practice.

*de minimis* condition – a condition that generally does not present a threat to human 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. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

**environmental lien** – a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property.

**historical recognized environmental condition** – 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

**recognized environmental condition** – the presence of hazardous substances or petroleum products in, on, or at the subject property: (1) due to a release to the environment; (2) the likely



presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

**user** – the party seeking to use Practice E1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The user has specific obligations for completing a successful application of the practice.



# APPENDIX B

## USER-PROVIDED INFORMATION DOCUMENTS

Phase I ESA User Questionnaire Title Commitment (Legal Description of Property)

Project:

#### PHASE I ESA USER QUESTIONNAIRE

ASTM Practice E1527-21 defines the User as the party seeking to use Practice E1527-21 to complete an environmental site assessment of the Property. 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 provide the following information (if available) to the Environmental Professional. **Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.** This form, as completed by the User, will be attached to the Phase I ESA report.

	ronmental cleanup liens against the Property (40 CFR 312.25) e you conducted a search for environmental cleanup liens against the Property that are filed or recorded under
	anal, tribal, state, or local law?
	you aware of any environmental cleanup liens against the Property that are filed or recorded under federal,
	I, state, or local law? ☐ Yes (Explain below) ☐ No
	vity and land use limitations (AULs) on the Property (40 CFR 312.25) e you conducted a search for AULs such as engineering controls, land use restrictions, or institutional controls that
	in place for the Property, or filed/recorded in any registry under federal, tribal, state, or local law?
	you aware of any AULs that are in place for the Property or filed/recorded in such registries?
	<pre>/es (Explain below)</pre> X No
	cialized knowledge or experience of person seeking to qualify for the LLP (40 CFR 312.28)
	he User of this ESA, do you have any specialized knowledge or experience related to the Property or nearby
	perties? For example, are you involved in the same line of business as the current or former occupants of the Property n adjoining property so that you would have specialized knowledge of the chemicals and processes used by
	type of business? $\Box$ Yes (Explain below) $\blacksquare$ No
Rela	tionship of purchase price to fair market value (40 CFR 312.29)
Doe	s the purchase price being paid for the Property reasonably reflect the fair market value of an uncontaminated
Prop	perty? 🛛 Yes 🗌 No
lf no	t, have you considered whether the lower purchase price is because contamination is known or believed to be
	ent at the Property?   Yes  X No
	monly known or reasonably ascertainable information about the Property (40 CFR 312.30)
	you aware of commonly known or reasonably ascertainable information about the Property that would help the ironmental Professional to identify conditions indicative of releases or threatened releases? For example, as User,
(a.)	) Do you know the past uses of the Property?  Yes (Explain below)  No
(b.)	
	Yes (Explain below) X No
(c.)	Do you know of spills or other chemical releases that have taken place at the Property?
(0.)	
	□Yes (Explain below)

(d.) Do you know of any environmental cleanups that have taken place at the Property?

Yes (Explain below) No	
Degree of obviousness of the presence or likely presen detect the contamination by appropriate investigation ( As the User of this ESA, based on your knowledge and exp indicators that point to the presence or likely presence of co ☐ Yes (Explain below)	40 CFR 312.31) perience related to the Property, are there any obvious
Litigation, administrative proceedings, or notices from As the User, are you aware of any pending, threatened, or hazardous substances or petroleum products in, on, or from	past litigation or administrative proceedings relevant to
Are you aware of any notices from any governmental entity possible liability relating to hazardous substances or petrole	
Reason for requesting the Phase I ESA (ASTM E 1527-2 As the User, are you requesting this ESA be performed for Protections to CERCLA liability? ☐ Yes ⊠ No If no, please explain reason for requesting performance of	the purpose of qualifying for one of the Landowner Liability
Due Dilligence/Feasibilty period.	
Have you requested Horizon to conduct additional, non-AS	TM-scope services in conjunction with this Phase I ESA?
REQUIRED IN	FORMATION:
IDENTIFICATION OF USER AND SIGNATURE OF	
ignature: Bernhard, Michael Digitally signed by Bernhard, Michael Date: 2024.05.23 16:49:21 -05'00'	Printed Name: <u>Ryan Bernhard</u>
epresenting: KB Home	Title: Land Acq. Manager
(Organization)	Date: 5.23.24

Address: 4800 Fredericksburg Rd. Suite 100

City, State, ZIP: San Antonio, TX 78229

#### PLEASE COMPLETE, SIGN, AND RETURN TO:

sflesher@horizon-esi.com

This form has been developed using the standards in ASTM Practice E1527-21 for the purpose of supporting a Phase I Environmental Site Assessment to satisfy the federal "All Appropriate Inquiries" rule.

References:

- (ASTM) American Society for Testing and Materials. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E1527-21. West Conshohocken, Pennsylvania: ASTM, 2021.
- US Environmental Protection Agency. "Standards and Practices for All Appropriate Inquiries; Final Rule." 40 CFR Part 312. 1 November 2005.

#### **COMMITMENT FOR TITLE INSURANCE**

Issued By

#### Alamo Title Insurance

#### **SCHEDULE A**

Effective Date: April 1, 2024, 8:00 am Commitment No. , issued April 10, 2024, 8:00 am 1. The policy or policies to be issued are: **OWNER'S POLICY OF TITLE INSURANCE (Form T-1)** (a) (Not applicable for improved one-to-four family residential real estate) Policy Amount: \$3,500,000.00 PROPOSED INSURED: KB Home Lone Star Inc., a Texas corporation TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE (b) - ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R) Policy Amount: PROPOSED INSURED: LOAN POLICY OF TITLE INSURANCE (Form T-2) (c) **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: LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13) (e) 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: Larry Robert Neill
- 4. Legal description of the land:

A 23.5000 acre tract and a 44.000 acre tract, out of a 104 acre Tract in the Guadalupe Torres Survey Abstract 313, and the Francisco Garcia Survey Abstract 141, in Guadalaupe County, Texas.

SUBJECT TO THE REQUIREMENT FOR A SURVEY.

Note: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

> Countersigned San Antonio Title Co.

By Auf . ht -

GF No. 24-059743



APPENDIX C

PHOTOGRAPHS FROM SITE RECONNAISSANCE





PHOTO 1 Typical site conditions on the Property



PHOTO 2 Typical site conditions on the Property



PHOTO 3 Typical site conditions on the Property



PHOTO 4 Typical site conditions on the Property





PHOTO 5 Abandoned well located on the northern portion of the Property (Figure 6-1, Item A)



PHOTO 6 Evidence of buried cable line observed along the northern Property boundary



PHOTO 7 Overhead powerlines located along the northern Property boundary



PHOTO 8 Overhead powerlines and access road located along the western Property boundary



## APPENDIX D

## **GOVERNMENT AGENCY RECORDS**

ERIS Environmental Data Search Report



# DATABASE REPORT

**Project Property:** 

Project No: Report Type: Order No: Requested by: Date Completed: Neill 67.5-Acre Property Schmoekel Road Marion TX 24110.001PI Database Report 24052900480 Horizon Environmental Services May 31, 2024



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#### Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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## **Executive Summary**

#### Property Information:

Project Property:		Neill 67.5-Acre Property Schmoekel Road Marion TX
Project No:		24110.001PI
Coordinates:		
	Latitude:	29.53169768
	Longitude:	-98.14920051
	UTM Northing:	3,267,197.22
	UTM Easting:	582,441.74
	UTM Zone:	14R
Elevation:		621 FT

#### Order Information:

Requested by:Horizon Environmental ServicReport Type:Database Report		
--	--	--

#### Historicals/Products:

Aerial Photographs
ERIS Xplorer
Excel Add-On
Topographic Map

Historical Aerials (with Project Boundaries) <u>ERIS Xplorer</u> Excel Add-On Topographic Maps

## Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records		Nuulus	rioperty	0.72111	10 0.2011	0.00111	1.00111	
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	0	0	-	-	0
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database		Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTE	ED FRP	Y	0.25	0	0	0	-	-	0
HIST GA	S STATIONS	Y	0.25	0	0	0	-	-	0
REFN		Y	0.25	0	0	0	-	-	0
BULK TE	ERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LI	EN	Y	PO	0	-	-	-	-	0
SUPERF		Y	1	0	0	0	0	0	0
DOE FU	SRAP	Y	1	0	0	0	0	0	0
Chata									
State		Y	1	0	0	0	0	0	0
SUPERF	UND	Ŷ	1	0	0	0	0	0	0
SHWS		Ŷ	1	0	0	0	0	0	0
SDA		Y	1	0	0	0	0	0	0
	ED SHWS	Y	0.5	0	0	0	2	-	2
SWF/LF		Y	0.5	0	0	0	0	-	0
CLI		Y	0.5	0	0	0	0	-	0
HGAC C AACOG		Y	0.5	0	0	0	0	-	0
IHW		Y	0.25	0	0	0	-	-	0
IHW REG		Y	0.5	0	0	0	0	-	0
RWS	SEIVER	Y	0.5	0	0	0	0	-	0
LPST		Y	0.5	0	0	0	0	-	0
DELISTE	ED LST	Y	0.5	0	0	0	0	-	0
UST		Y	0.25	0	0	0	-	-	0
AST		Y	0.25	0	0	0	-	-	0
PST		Y	0.25	0	0	0	-	-	0
HIST TA	NK	Y	0.25	0	0	0	-	-	0
UST AUS	STIN	Y	0.25	0	0	0	-	-	0
PETROL	CAVERN	Y	0.25	0	0	0	-	-	0
DTNK		Y	0.25	0	0	0	-	-	0
AUL		Y	0.5	0	0	0	0	-	0
VCP		Y	0.5	0	0	0	0	-	0
VCP RR	С	Y	0.5	0	0	0	0	-	0
OP CLE	ANUP	Y	0.5	0	0	0	0	-	0
IOP		Y	0.5	0	0	0	0	-	0
BROWN	FIELDS	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
BROWN RRC	Y	0.5	0	0	0	0	-	0
MSD	Y	0.5	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County	No Co	unty stand	lard enviror	nmental ree	cord source	es available	for this Sta	te.
Additional Environmental Records								
Federal								
PFAS GHG	Y	0.5	0	0	0	0	-	0
OSC RESPONSE	Y	0.125	0	0	-	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0

Dat	abase	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
	DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
	FUDS	Y	1	0	0	1	0	0	1
	FUDS MRS	Y	1	0	0	0	0	0	0
	FORMER NIKE	Y	1	0	0	0	0	0	0
	PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
	MLTS	Y	PO	0	-	-	-	-	0
	HIST MLTS	Y	PO	0	-	-	-	-	0
	MINES	Y	0.25	0	0	0	-	-	0
	SMCRA	Y	1	0	0	0	0	0	0
	MRDS	Y	1	0	0	0	0	0	0
	LM SITES	Y	1	0	0	0	0	0	0
	ALT FUELS	Y	0.25	0	0	0	-	-	0
	CONSENT DECREES	Y	0.25	0	0	0	-	-	0
	AFS	Y	PO	0	-	-	-	-	0
	SSTS	Y	0.25	0	0	0	-	-	0
	PCBT	Y	0.5	0	0	0	0	-	0
	PCB	Y	0.5	0	0	0	0	-	0
Sta	te								
	PRIORITY CLEAN	Y	0.5	0	0	0	0	-	0
		Y	0.25	0	0	0	-	-	0
	DRYCLEANERS DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
	GWCC	Y	0.125	0	0	-	-	-	0
	GWCC HIST	Y	0.125	0	0	-	-	-	0
	APAR	Y	0.5	0	0	0	0	-	0
	SPILLS	Y	0.125	0	0	-	-	-	0
	PFAS	Y	0.5	0	0	0	0	-	0
	IHW CORR ACTION	Y	1	0	0	0	0	0	0
	LAND APPL	Y	0.25	0	0	0	-	-	0
	NOV	Y	0.25	0	0	0	-	-	0
	NOE	Y	0.25	0	0	0	-	-	0
	LIENS	Y	PO	0	-	-	-	-	0
	ORD	Y	0.25	0	0	0	-	-	0
	HIST RCRA NONRCRA	Y	0.5	0	0	0	0	-	0
	RTOL	Y	0.25	0	0	0	-	-	0
	UIC	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
IHW GENERATOR	Y	0.125	0	0	-	-	-	0
IHW TRANSPORT	Y	0.125	0	0	-	-	-	0
AIR PERMITS	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	0	-	-	0
TIER 2	Y	0.125	0	0	-	-	-	0
EDWARDS AQUIFER	Y	PO	0	-	-	-	-	0
Tribal		bal additic	onal environ	mental rec	cord source	s available	for this Sta	te.
County	No County additional environmental record sources available for this State.							

Total:

\* PO – Property Only \* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

Мар	DB	Company/Site Name	Address	Direction	Distance	Elev Diff	Page
Key					(mi/ft)	(ft)	Number

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<u>1</u>	FUDS	NEIL, ET AL, PROPERTIES	MARION TX FUDS Property No: K06TX1120	ENE	0.15 / 796.41	-19	<u>17</u>
2	SWF/LF	MULCHCOMPOST STORAGE YARD	3330 S SANTA CLARA RD MARION TX	SE	0.25 / 1,324.35	1	<u>17</u>
<u>2</u>	SWF/LF	MULCH-COMPOST STORAGE YARD	3330 S SANTA CLARA RD MARION TX	SE	0.25 / 1,324.35	1	<u>18</u>

## Executive Summary: Summary by Data Source

## <u>Standard</u>

#### <u>State</u>

#### **SWF/LF** - Permitted Solid Waste Facilities

A search of the SWF/LF database, dated Jul 28, 2023 has found that there are 2 SWF/LF site(s) within approximately 0.50miles of the project property.

Equal/Higher Elevation	<u>Address</u>	<b>Direction</b>	Distance (mi/ft)	<u>Map Key</u>
MULCHCOMPOST STORAGE YARD	3330 S SANTA CLARA RD MARION TX	SE	0.25 / 1,324.35	2
MULCH-COMPOST STORAGE YARD	3330 S SANTA CLARA RD MARION TX	SE	0.25 / 1,324.35	<u>2</u>

## Non Standard

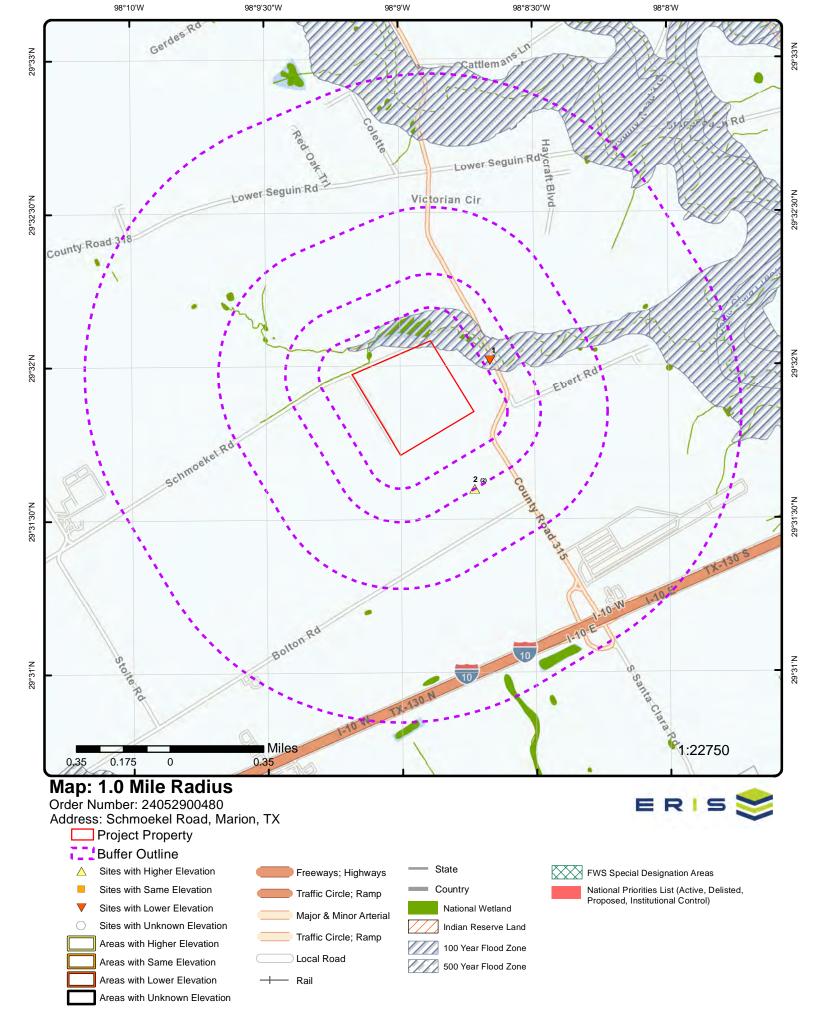
#### **Federal**

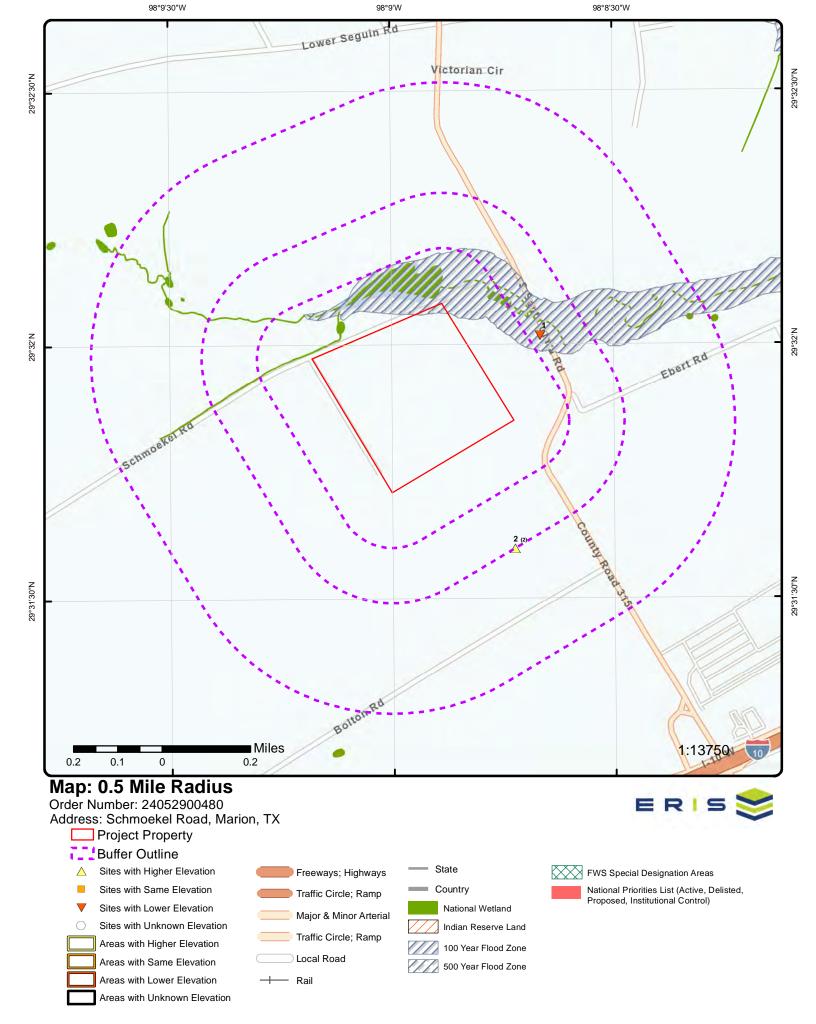
#### **FUDS** - Formerly Used Defense Sites

A search of the FUDS database, dated May 15, 2023 has found that there are 1 FUDS site(s) within approximately 1.00miles of the project property.

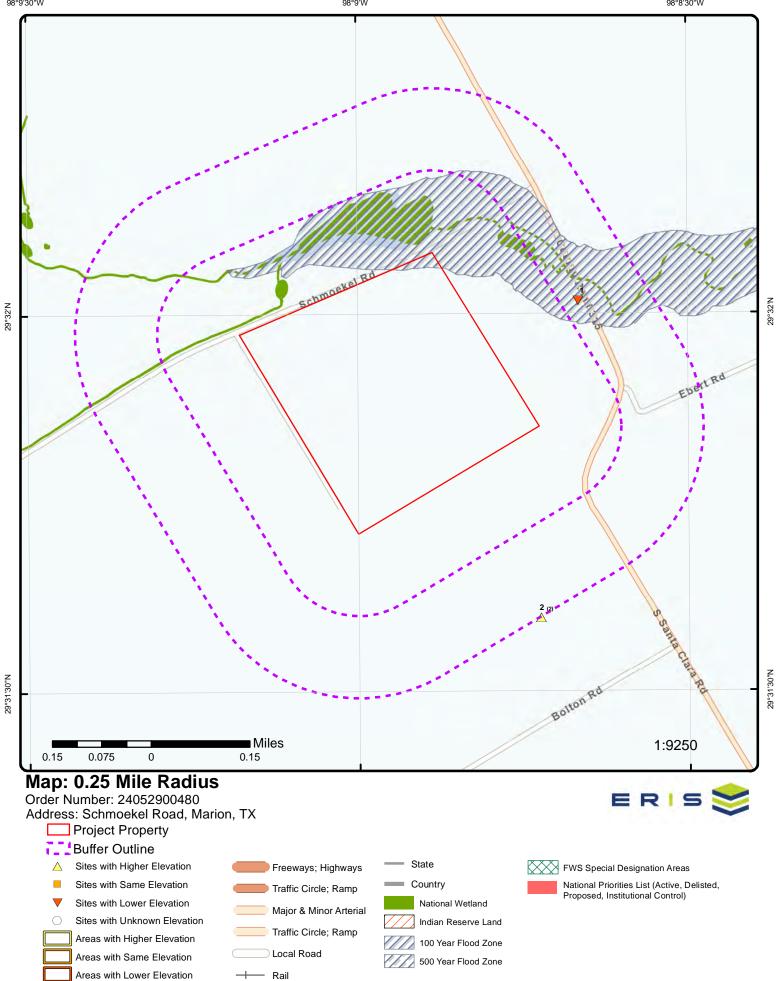
Lower Elevation	Address	<b>Direction</b>	Distance (mi/ft)	<u>Map Key</u>
NEIL, ET AL, PROPERTIES	MARION TX	ENE	0.15 / 796.41	<u>1</u>

FUDS Property No: K06TX1120









Source: © 2021 ESRI StreetMap Premium

Areas with Unknown Elevation

29°32'N



# Aerial Year: 2019

Address: Schmoekel Road, Marion, TX

Source: ESRI World Imagery

## Order Number: 24052900480

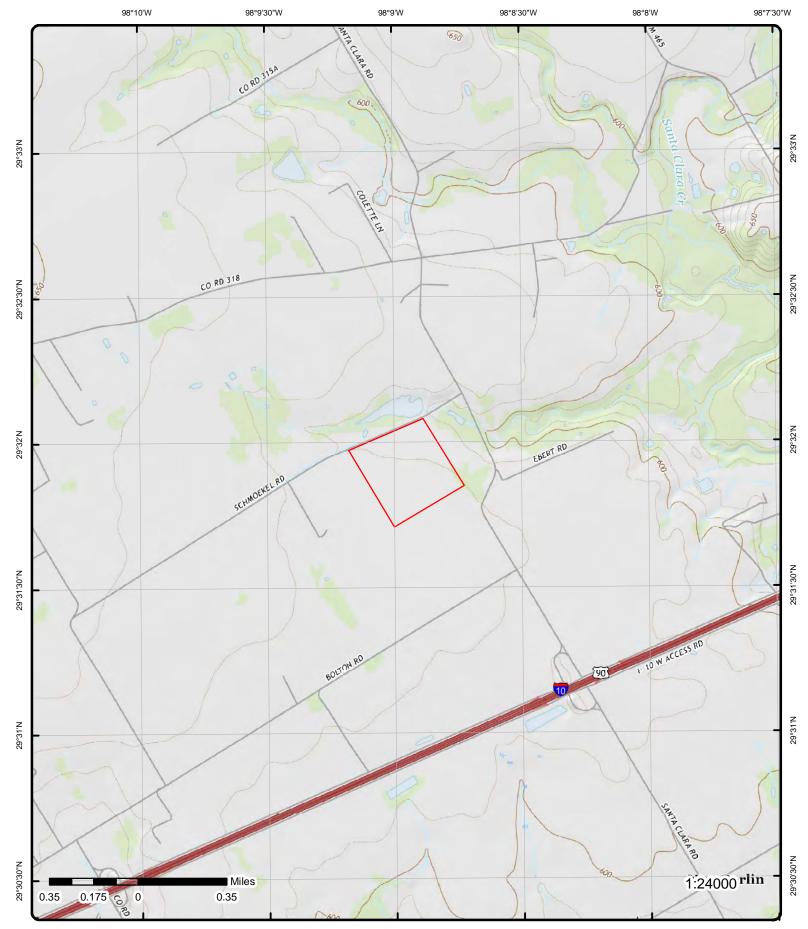


© ERIS Information Inc.

29°32'30"N

29°32'N

29°31'30"N



# Topographic Map Year: 2019

Address: Schmoekel Road, TX

Quadrangle(s): Marion TX, McQueeney TX, Saint Hedwig TX

Order Number: 24052900480



© ERIS Information Inc.

# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of1	ENE	0.15/	602.35/	NEIL, ET AL, PROPERTIES	FUDS
			796.41	-19	MARION TX	
FUDS Prope EMS Map Lin FUDS INST I Status: SDS ID:	nk:	K06TX1120 https://fudsport TX69799FA11 Properties with		l/ems/inventory/r	nap?id=54113	
NPL Status Eligibility:	Code:	Eligible				
Site Eligib: Current Owr Has Project: DOD FUDS I	Pro:	No K06TX1120	E several private	owners, Neil fam	ily owns largest portion of former site.	
Project Required No Further A Congression	Action:	No 28				
Congression Congression Media ID: Metadata ID: Feature Des	nal Dist 117:	15				
EPA Region		06				
County:		GUADALUPE				
Latitude: Longitude:		29.53361111 -98.1444444				
Fiscal year:		2021				
USACE Divis	rict:	SWD Fort Worth Dis	trict (SWF)			
Centroid Lat Centroid Lot Se Anno Cat	ng: d Data:					
Shape Leng Shape Area: Shape Len:						
Х:		-98.144470215	5			
Y:		29.533630371				
Data Source Feature Des		U.S. Army Cor	ps of Engineers G	eospatial Open	Data	
the site surple	us on 24 March 194 land to original owr	unknown date. Army 5. Army terminated hers. Land is curentl	leases			
Property His	tory:					
2	1 of2	SE	0.25 / 1,324.35	622.04 / 1	MULCHCOMPOST STORAGE YARD 3330 S SANTA CLARA RD MARION TX	SWF/LF
ID: RN: Data Source Note:	:	Documents rel		Texas can be s	earched on TCEQ Records Online Central File	Room (CFR):
		Environmental Ri			ce=TCEQ_SEARCH Order No	

Map Key	Number Records		ction	Distance (mi/ft)	Ele (ft)	ev/Diff	Site		DB
Historical Do	ocuments:	//www Inform gov/as ERIS (	15.tceq.te ation abou ssets/publi does not h	xas.gov/crpub/ ut how to use thes c/agency/How-to- ave a document o	se resc Use-C	ources can b central-File-F ion for this p	e found he Room-Onlin articular re	an be searched on the TCEQ Centra ere: https://www.tceq.texas. ne.pdf ecord; readers are referred to the TC vices/reqinfo.html	
<u>MSW - Activ</u>	e/Closed/Re	evoked/Not Issue	d						
RN:		RN109281584				Additional	ID:	100453	
Program:		MSW-NOI				County:		GUADALUPE	
Legal Status	5:	WITHDRAWN				Region:		<b>REGION 13 - SAN ANTONIO</b>	
Legal Status	s Date:	12/5/2016				Latitude:		29.527239	
Phys Site St	tatus:	NOT CONSTRU	ICTED			Longitude:		-98.147018	
Physical Typ	pe Code:	5RR				-			
Physical Typ	be:	RESO	URCE RE	COVERY/RECY	CLING	FACILITY			
Site Name:		MULC	HCOMPO	ST STORAGE Y	ARD				
Phys Addr L	.ine 1:	3330 \$	S SANTA	CLARA RD					
Phys Addr L	.ine 2:								
Phys Addr S	State:	TX							
Phys Addr Z	ZIP:	78124							
Phys Addr Z	ZIP 4:	4035							
Phys Addr C	City:	MARIO	NC						
Near Phys L	oc:								
Near Phys L		MARIO	NC						
Near Phy Lo	c State:	ТХ							
Near Phys L	oc ZIP:	78124							
2	2 of2	SE		0.25 / 1,324.35	622 1	2.04 /	YARD 3330 S S	COMPOST STORAGE	SWF/LF
							MARION	IX	
ID:		10047	3						
RN:			9281584						
Data Source			Facilities	(Web)					
Note:	-			· · ·	Texas	can be sear	ched on T	CEQ Records Online Central File R	oom (CFR):
				eq.texas.gov/cs/i					· · · ·
		Basic	informatio	n, including RN n	umber	s, for facilitie	s in TX ca	an be searched on the TCEQ Centra	al Registry: https:
				xas.gov/crpub/					
		Inform	ation abou	ut how to use thes	se resc	ources can b	e found he	ere: https://www.tceq.texas.	
				c/agency/How-to-					
Historical Do	ocuments:							ecord; readers are referred to the TC	CEQ Records
		Servic	es: https://	/www.tceq.texas.	gov/ag	ency/data/re	cords-serv	vices/reqinfo.html	
<u>MSW - Activ</u>	e/Closed/Re	voked/Not Issue	d						
RN:		RN109281584				Additional	ID:	100473	
Program:		MSW-NOI				County:		GUADALUPE	
Legal Status		ACKNOWLEDG	FD			Region:		REGION 13 - SAN ANTONIO	
Legal Status		1/17/2017	20			Latitude:		29.527239	
Phys Site St		ACTIVE				Longitude:		-98.147018	
Physical Typ		5RCX				Longitude.		-30.147010	
Physical Typ			of Intent t	o Operate a Recy	/clina l	Facility, Con	npostina		
Site Name:				OST STORAGE Y	-		.pooting		
Phys Addr L	ine 1·			CLARA RD	/				
Phys Addr L		2250							
Phys Addr S		ТХ							
Phys Addr Z		78124							
Phys Addr Z		4035							
Phys Addr C		MARIO	NC						
Near Phys L			- · -						
Near Phys L		MARIO	NC						
Near Phy Lo		TX							
Near Phys L		78124							
wear Phys L	UC ZIP:	78124							

# Unplottable Summary

#### Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

## Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than guarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

#### Standard Environmental Record Sources

#### **Federal**

#### National Priority List:

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Apr 22, 2024

#### National Priority List - Proposed:

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point. Government Publication Date: Apr 22, 2024

#### **Deleted NPL:**

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point. Government Publication Date: Apr 22, 2024

#### SEMS List 8R Active Site Inventory:

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

Government Publication Date: Mar 27, 2024

#### PROPOSED NPL

**DELETED NPL** 

#### SEMS

# NPL

#### SEMS List 8R Archive Sites:

#### The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file. Government Publication Date: Mar 27, 2024

#### Inventory of Open Dumps, June 1985:

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257). Government Publication Date: Jun 1985

#### EPA Report on the Status of Open Dumps on Indian Lands:

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities. Government Publication Date: Dec 31, 1998

#### Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS: Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

#### **CERCLIS - No Further Remedial Action Planned:**

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

#### **CERCLIS Liens:**

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens. Government Publication Date: Jan 30, 2014

#### **RCRA CORRACTS-Corrective Action:**

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Apr 8, 2024

#### RCRA non-CORRACTS TSD Facilities:

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Apr 8, 2024

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#### CERCLIS LIENS

**RCRA CORRACTS** 

# 

ODI

## **RCRA TSD**

#### SEMS ARCHIVE

## CERCLIS

**CERCLIS NFRAP** 

#### RCRA Generator List:

# RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste. *Government Publication Date: Apr 8, 2024*

#### RCRA Small Quantity Generators List:

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month. *Government Publication Date: Apr 8, 2024* 

#### RCRA Very Small Quantity Generators List:

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Apr 8, 2024

#### RCRA Non-Generators:

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Apr 8, 2024

#### **RCRA Sites with Controls:**

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances. *Government Publication Date: Apr 8, 2024* 

#### Federal Engineering Controls-ECs:

List of Engineering controls (ECs) made available by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

#### Federal Institutional Controls- ICs:

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place. *Government Publication Date: Apr 22, 2024* 

#### RCRA SQG

RCRA VSOG

#### RCRA NON GEN

RCRA CONTROLS

## FED ENG

#### FED INST

#### Order No: 24052900480

#### erisinfo.com | Environmental Risk Information Services

#### Land Use Control Information System:

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

Government Publication Date: Sep 1, 2006

#### Institutional Control Boundaries at NPL sites:

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Government Publication Date: Apr 22, 2024

#### Emergency Response Notification System:

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

#### Emergency Response Notification System:

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

#### **Emergency Response Notification System:**

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Feb 20, 2024

#### The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application. Government Publication Date: Feb 7, 2024

#### FEMA Underground Storage Tank Listing:

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

#### Facility Response Plan:

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This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Jan 9, 2024

#### **Delisted Facility Response Plans:**

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. Government Publication Date: Jan 9, 2024

#### FEMA UST

#### DELISTED FRP

#### Order No: 24052900480

#### LUCIS

NPL IC

## ERNS 1987 TO 1989

ERNS 1982 TO 1986

## FED BROWNFIELDS

FRNS

FRP

#### Historical Gas Stations:

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930. *Government Publication Date: Jul 1. 1930* 

Petroleum Refineries:

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data. *Government Publication Date: Feb 28, 2024* 

#### Petroleum Product and Crude Oil Rail Terminals:

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from the Federal Communications Commission Data hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Sep 22, 2023

#### LIEN on Property:

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien. *Government Publication Date: Mar 27, 2024* 

#### Superfund Decision Documents:

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency. *Government Publication Date: Mar 27, 2024* 

#### Formerly Utilized Sites Remedial Action Program:

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

#### <u>State</u>

#### Superfund Sites Boundaries:

List of sites that may constitute an imminent and substantial endangerment to public health and safety or the environment due to a release or threatened release of hazardous substances into the environment provided by the Texas Commission on Environmental Quality (TCEQ). *Government Publication Date: Aug 10, 2021* 

#### State Superfund Registry:

List of sites identified or evaluated by the Texas Commission on Environmental Quality (TCEQ) which may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment. The TCEQ updates the state Superfund sites list in accordance with the Texas Health and Safety Code (THSC). This database is state equivalent NPL. *Government Publication Date: Mar 4, 2024* 

#### Superfund Site Discovery and Assessment Program:

List of active and inactive Superfund Site Discovery and Assessment Program sites queried from the Texas Commission on Environmental Quality (TCEQ) Central Registry and IDA databases by the Remediation Division. Government Publication Date: Feb 27, 2024

#### SUPERFUND ROD

SEMS LIEN

**BULK TERMINAL** 

#### DOE FUSRAP

#### SHWS

SUPERFUND

## SDA

### HIST GAS STATIONS

RFFN

#### Order No: 24052900480

#### erisinfo.com | Environmental Risk Information Services

#### Delisted State Superfund Registry List:

List of sites that once appeared on - and have since been removed from - the State Superfund Registry made available by the Texas Commission on Environmental Quality (TCEQ). Government Publication Date: Mar 6, 2024

pending, withdrawn, or denied applications registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative

#### Permitted Solid Waste Facilities: List of active, inactive, and post-closure Municipal Solid Waste landfills and processing facilities with issued permits and authorizations, as well as

#### Code (TAC) Title 30 Chapter 330. Government Publication Date: Jul 28, 2023

**Closed Landfill Inventory:** 

Inventory of permitted and unauthorized closed or abandoned municipal solid waste landfills throughout Texas compiled by the Texas Commission on Environmental Quality (TCEQ), in collaboration with regional Councils of Government (COG). Government Publication Date: Late 1990's

#### Houston-Galveston Closed Landfill Inventory:

List of closed and abandoned landfill sites which fall under the Houston Galveston Area Council of Government. Texas Councils of Governments (COGs) are required to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans. Government Publication Date: Oct 19, 2022

#### AACOG Closed Landfill Inventory:

A list of permitted and unpermitted closed landfill sites made available by the Alamo Area Council of Governments (AACOG). Alamo Area Council of Governments (AACOG) is requested to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans. Government Publication Date: Feb 6, 2020

#### Commercial Management Facilities for Hazardous Waste and Industrial Solid Wastes:

This publication lists facilities that have permits or authorizations from the Texas Commission on Environmental Quality (TCEQ) to receive, on a commercial basis, and manage hazardous waste, industrial nonhazardous waste, or both. Government Publication Date: Oct 31, 2022

#### Industrial and Hazardous Waste - Receivers:

List of active, inactive, and post-closure Industrial and Hazardous Waste Receiver Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335. Government Publication Date: Mar 14, 2024

#### Radioactive Waste Sites:

This Texas Commission on Environmental Quality (TCEQ) database contains all sites in the State of Texas designated as Radioactive Waste sites as of 2006. The TCEQ no longer maintains this site listing. Government Publication Date: Jul 11, 2006

#### Leaking Petroleum Storage Tank Database:

List of cleanup sites where contamination was caused by spills, leaks, or other releases of petroleum or hazardous substances from underground and/or aboveground storage tanks regulated by the Texas Commission on Environmental Quality (TCEQ). Government Publication Date: Mar 4, 2024

#### **Delisted Leaking Storage Tanks:**

List of cleanup sites that once appeared on - and have since been removed from - the list of Leaking Petroleum Storage Tank Cleanups made available by the Texas Commission on Environmental Quality (TCEQ). Government Publication Date: Mar 4, 2024

#### Underground Petroleum Storage Tanks:

List of facilities that have one or more Underground Storage Tank (UST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 22, 2024

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#### DELISTED SHWS

#### SWF/LF

CLI

## HGAC CLI

#### AACOG CLI

## **IHW RECEIVER**

## RWS

LPST

IHW

#### DELISTED LST

#### LIST

#### Aboveground Storage Tanks:

List of facilities that have one or more Aboveground Storage Tank (AST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 22, 2024

#### Petroleum Storage Tanks Database:

#### List of facilities included on the list of tank facilities made available by the Texas Commission on Environmental Quality (TCEQ) that have no association as either underground or aboveground tanks.

Government Publication Date: Apr 22, 2024

#### Historical Tank Construction Notification:

A list of facilities with historic petroleum storage tank construction notification activity made available by the Texas Commission on Environmental Quality (TCEQ). Any person who intends either to install a new or replacement undergound storage tank (UST), to remove a UST from the ground, to conduct a permanent abandonment in-place of a UST, or make any repairs or improvements of a UST must submit a Construction Notification Form. Government Publication Date: Apr 22, 2024

#### Austin Underground Storage Tanks:

A list of underground gas storage tanks both current and historical from the City of Austin Open Data Portal. Data provided by Planning and Zoning, City of Austin.

Government Publication Date: Apr 7, 2024

#### Salt Caverns for Petroleum Storage:

Listing of salt caverns for petroleum storage, made available by the Railroad Commission of Texas. Salt caverns, constructed in naturally occurring salt domes or salt beds, are used as storage for hydrocarbons including crude oil and natural gases. Government Publication Date: Sep 1, 2006

#### **Delisted Storage Tanks:**

List of tank facilities that once appeared on - and have since been removed from - the Petroleum Storage Tanks Database made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 22, 2024

#### Sites with Controls:

#### Sites under several Texas Commission on Environmental Quality (TCEQ) remediation programs which have institutional or engineering controls. Government Publication Date: Mar 5, 2024

#### Voluntary Cleanup Program:

List of sites which have participated or are currently participating in the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ). The VCP provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Government Publication Date: Mar 25, 2024

#### Texas Railroad Commission Voluntary Cleanup Program:

List of facilities which have participated in or are currently participating in the Voluntary Cleanup Program (VCP) operated by the Railroad Commission of Texas (RRC). The RRC VCP provides an incentive to remediate Oil & Gas related pollution. Government Publication Date: May 13, 2024

#### **Operator Cleanup Program:**

A list of sites in the Texas Railroad Commission (RRC)'s Operator Cleanup Program (OCP). The OCP, under the Site Remediation Section, is tasked with oversight of complex pollution cleanups performed by the oil and gas industry. Complex sites include those that occur in sensitive environmental areas as defined by 16 TAC3.91 (SWR 91) and may require site specific cleanup levels based on risk. When cleanup activities are successfully completed by the operator, Commission staff may issue a "No Further Action" letter acknowledging completion.

Government Publication Date: Mar 6, 2024

#### Innocent Owner/Operator Program:

A list of sites in the Innocent Owner/Operator Program (IOP) made available by Texas Commission of Environmental Quality (TCEQ) . IOP provides certificates to innocent owners or operators whom their properties are 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. Government Publication Date: Mar 18, 2024

#### PETROL CAVERN

# AUL

DTNK

#### VCP

## **OP CLEANUP**

VCP RRC

## IOP

PST

### **HIST TANK**

**UST AUSTIN** 

#### Brownfields Site Assessments Database:

The Texas Commission on Environmental Quality (TCEQ) Brownfields Site Assessment Program (BSA) layer is used to identify the geographic location of all "Active and Inactive BSA" sites within the State of Texas. Government Publication Date: Mar 11, 2024

#### Texas Railroad Commission Brownfields:

List of sites which have participated or are currently participating in the Railroad Commission of Texas (RRC) Brownfields Response Program (BRP). The RRC BRP provides technical and financial support for redevelopment of abandoned oil and gas sites. Government Publication Date: May 13, 2024

#### Municipal Setting Designation:

Municipal Setting Designations (MSD) list is maintained by Texas Commission on Environmental Quality (TCEQ). 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.

Government Publication Date: Apr 10, 2024

#### Tribal

#### Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands:

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 6, which includes Texas, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 6, 2017

#### Underground Storage Tanks on Tribal/Indian Lands:

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 6, which includes Texas, is provided by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 24, 2023

#### **Delisted Tribal Leaking Storage Tanks:**

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA). Government Publication Date: Oct 25, 2023

#### Delisted Tribal Underground Storage Tanks:

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA). Government Publication Date: Oct 25, 2023

#### County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

#### Federal

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PFAS Greenhouse Gas Emissions Data:

#### BROWNFIELDS

# **BROWN RRC**

MSD

## DELISTED INDIAN LST

#### **DELISTED INDIAN UST**

#### PFAS GHG

**INDIAN LUST** 

## **INDIAN UST**

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO2e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures by DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time. Government Publication Date: May 9, 2024

#### On-Scene Coordinator Response Sites:

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation. Government Publication Date: Apr 4, 2024

#### Facility Registry Service/Facility Index:

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA). Government Publication Date: Feb 9, 2024

#### Toxics Release Inventory (TRI) Program:

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022. Government Publication Date: Sep 20, 2023

#### **PFOA/PFOS Contaminated Sites:**

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Mar 19, 2024

#### Federal Agency Locations with Known or Suspected PFAS Detections:

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2024. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies. Government Publication Date: Apr 1, 2024

#### SSEHRI PFAS Contamination Sites:

#### PFAS SSEHRI

#### PFAS NPL

#### PFAS FED SITES

# **OSC RESPONSE**

**FINDS/FRS** 

TRIS

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: https://pfasproject.com/pfas-sites-and-community-resources/

Government Publication Date: May 19, 2023

#### National Response Center PFAS Spills:

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam, "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Apr 17, 2024

#### PFAS NPDES Discharge Monitoring:

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis. Government Publication Date: May 6, 2024

#### Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022. Government Publication Date: Sep 20, 2023

#### Perfluorinated Alkyl Substances (PFAS) Water Quality:

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances. Government Publication Date: Jul 20, 2020

#### PFAS TSCA Manufacture and Import Facilities:

30

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information. Government Publication Date: Jan 5, 2023

#### PFAS NPDES

# PFAS WATER

# Order No: 24052900480

PFAS TRI

PFAS TSCA

**ERNS PFAS** 

#### PFAS Waste Transfers from RCRA e-Manifest :

#### This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Apr 29, 2024

#### **PFAS Industry Sectors:**

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 15, 2024

#### Hazardous Materials Information Reporting System:

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: Nov 26, 2023

#### National Clandestine Drug Labs:

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

#### Toxic Substances Control Act:

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

#### Hist TSCA:

31

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

#### FTTS Administrative Case Listing:

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

## Order No: 24052900480

#### **HMIRS**

NCDL

TSCA

PFAS IND

**PFAS E-MANIFEST** 

#### HIST TSCA

## **FTTS ADMIN**

#### FTTS Inspection Case Listing:

# An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

#### Potentially Responsible Parties List:

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS). *Government Publication Date: Apr 22, 2024* 

#### State Coalition for Remediation of Drycleaners Listing:

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available. *Government Publication Date: Nov 08, 2017* 

#### Integrated Compliance Information System (ICIS):

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Aug 26, 2023

#### **Drycleaner Facilities:**

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jan 20, 2024

#### **Delisted Drycleaner Facilities:**

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jan 20, 2024

#### Formerly Used Defense Sites:

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory. *Government Publication Date: May 15, 2023* 

#### FUDS Munitions Response Sites:

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

#### Former Military Nike Missile Sites:

#### FTTS INSP

PRP

ICIS

#### SCRD DRYCLEANER

#### FED DRYCLEANERS

#### DELISTED FED DRY

#### FUDS MRS

FUDS

#### FORMER NIKE

#### 32

Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination. *Government Publication Date: Dec 2, 1984* 

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by

#### PHMSA Pipeline Safety Flagged Incidents:

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: May 6, 2024

#### Material Licensing Tracking System (MLTS):

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016. *Government Publication Date: May 11, 2021* 

#### Historic Material Licensing Tracking System (MLTS) sites:

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State. *Government Publication Date: Jan 31, 2010* 

#### Mines Master Index File:

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Feb 5, 2024

#### Surface Mining Control and Reclamation Act Sites:

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

#### Mineral Resource Data System:

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps. *Government Publication Date: Mar 15, 2016* 

DOE Legacy Management Sites:



HIST MI TS

**PIPELINE INCIDENT** 

## MINES

#### SMCRA

#### MRDS d.

#### LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM' s Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein. *Government Publication Date: Dec 12, 2023* 

#### Alternative Fueling Stations:

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Apr 30, 2024

#### Superfunds Consent Decrees:

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Sep 15, 2023

#### Air Facility System:

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air. *Government Publication Date: Oct 17, 2014* 

#### Registered Pesticide Establishments:

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA). *Government Publication Date: Feb 29, 2024* 

#### Polychlorinated Biphenyl (PCB) Transformers:

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA. *Government Publication Date: Oct 15, 2019* 

#### Polychlorinated Biphenyl (PCB) Notifiers:

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

#### <u>State</u>

#### CONSENT DECREES

ALT FUELS

#### SSTS

AFS

#### PCBT

## PCB

#### erisinfo.com | Environmental Risk Information Services

List of Spills reported to Emergency Response Division of the Texas Commission on Environmental Quality (TCEQ).

#### Per- and Polyfluoroalkyl Substances (PFAS):

A list of sites from the Central Registry and ARTS databases where Per- and Polyfluoroalkyl substances (PFAS) containing materials may be of concern. This list is made available by the Remediation Division of the Texas Commission on Environmental Quality (TCEQ). Government Publication Date: Nov 7, 2023

#### Industrial and Hazardous Waste Sites with Corrective Actions:

List of Industrial and Hazardous Waste sites with Corrective Actions made available by the Texas Commission of Environmental Quality (TCEQ). The mission of the industrial and hazardous waste (IHW) corrective action program is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.

Government Publication Date: Mar 4, 2024

#### Land Application Permits:

35

Texas Land Application Permits are a requirement from the Texas Commission on Environmental Quality for any domestic facility that disposes of treated effluent by land application such as surface irrigation, evaporation, drainfields or subsurface land application. Government Publication Date: Apr 18, 2024

## Dry Cleaner Remediation Program Prioritization List:

The Texas Commission on Environmental Quality (TCEQ) implements environmental standards for dry cleaners. The Dry Cleaner Remediation Program (DCRP) establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund to assist with remediation of contamination caused by dry cleaning solvents. Includes prioritized sites identified under the DCRP, as well as sites closed under the DCRP. Government Publication Date: Mar 1, 2024

#### **Registered Dry Cleaning Facilities:**

The Texas Commission of Environment Quality (TCEQ) maintains a statewide registration list of current dry cleaners. Government Publication Date: May 20, 2024

#### **Delisted Drycleaning Facility List:**

A list of sites which were have been removed from the list of dry cleaning facilities registered with the Texas Commission of Environment Quality (TCEQ). Sites are removed when they are no longer used as dry cleaning facilities. Government Publication Date: May 20, 2024

#### Groundwater Contamination Cases:

List of sites present in the TCEQ Groundwater Contamination Viewer, which represent groundwater contamination cases in Texas as per TCEQ publication SFR-056 (current and some previous years). The Joint Groundwater Monitoring and Contamination Report (SFR-056) was designed and produced by the Texas Groundwater Protection Committee in fulfillment of requirements given in Section 26.406 of the Texas Water Code. The information does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Government Publication Date: Dec 31, 2022

#### Historical Groundwater Contamination Cases:

List of sites from a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ) with the Railroad Commission of Texas (RRC). The annual report describes the status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report provides a general overview of groundwater monitoring by participating members on a program by program basis. Groundwater contamination is broadly defined in the report as any detrimental alteration of the naturally occurring quality of groundwater.

Government Publication Date: Dec 31, 2018

#### Affected Property Assessment Reports:

List of sites for which an Affected Property Assessment Report has been submitted to the Texas Commission on Environmental Quality (TCEQ). An APAR is required when a person is addressing a release of COCs under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and chemicals of concern (COCs), determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary. Government Publication Date: Mar 24, 2023

#### Spills Database:

Government Publication Date: Apr 24, 2024

#### I AND APPI

#### Order No: 24052900480

#### PRIORITY CLEAN

DRYCLEANERS

#### DELISTED DRYCLEANERS

# GWCC

#### **GWCC HIST**

#### APAR

#### SPILLS

#### **PFAS**

#### **IHW CORR ACTION**

#### erisinfo.com | Environmental Risk Information Services

#### Notice of Violation:

List of sites that have been sent a Notice of Violation (NOV) by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement. A Notice of Violation is sent out when a site falls out of compliance and has a prescribed time period to return to compliance. Government Publication Date: May 2, 2022

#### Notices of Enforcement:

Listing of investigations resulting in a Notice of Enforcement (NOE), made available by the Texas Commission on Environmental Quality, Office of Compliance & Enforcement. Multiple violations may be due to identified noncompliance with different regulatory requirements (citations). Government Publication Date: Jun 15, 2023

#### Environmental Liens Listing:

List of sites/facilities against which the Texas Commission on Environmental Quality (TCEQ) has placed liens to recover cleanup costs associated with Federal or State Superfund cleanup activities. Government Publication Date: Mar 5, 2024

#### Court Orders & Administrative Orders:

List of sites that have been sent an Administrative Order or Court Order by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement.

Government Publication Date: Mar 14, 2024

#### Inactive RCRA and Non-RCRA Facilities:

A list of inactive or no longer registered Resource Conservation and Recovery Act (RCRA) and non-RCRA facilities, provided by the Texas Commission on Environmental Quality (TCEQ). This list includes both hazardous and non-hazardous waste generators, transporters, and receivers. If an unregistered/inactive industrial site generates less than 220 pounds of hazardous or Class 1 industrial waste, it does not have to notify or report to the TCFQ.

Government Publication Date: Mar 11, 2024

#### Recycle Texas Online Program:

A list of recycling facilities under the Recycle Texas Online service/program made available by the Texas Commission of Environmental Quality (TCEQ). This program allowed facilities to self-report and post their own company/facility information. This program is no longer maintained and these data will not be updated.

Government Publication Date: Oct 10, 2011

#### Underground Injection Control:

List of underground injection control (UIC) permits in the Texas Commission on Environmental Quality (TCEQ) Central Registry database. Includes Class I, Class III, Class IV, Class 5, and non permitted UICs; does not include injection wells regulated by the Railroad Commission of Texas. Government Publication Date: Jan 24, 2024

#### Industrial and Hazardous Waste - Generators:

List of active, inactive, and post-closure Industrial and Hazardous Waste Generator Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335. Government Publication Date: Mar 14, 2024

#### Industrial and Hazardous Waste - Transporters:

List of active, inactive, and post-closure Industrial and Hazardous Waste Transporter Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335. Government Publication Date: Mar 14, 2024

#### New Source Review (NSR) Permits:

A list of facilities that have applied for New Source Review air permits made available by the Texas Commission on Environmental Quality (TCEQ). Government Publication Date: Mar 19, 2024

#### Point Source Emissions Inventory:

A list of Texas Commission on Environmental Quality (TCEQ) Point Source Emissions Inventory sites. The Point Source Emissions Inventory is an annual survey of chemical plants, refineries, electric utility plants and other industrial sites that meet the reporting criteria in the TCEQ emissions inventory rule (30 TAC §101.10Exit the TCEQ ).

Government Publication Date: Sep 13, 2023

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#### HIST RCRA NONRCRA

UIC

RTOL

## **IHW GENERATOR**

#### IHW TRANSPORT

# AIR PERMITS

#### **EMISSIONS**

#### NOV

NOE

# LIENS

## ORD

#### Tier 2 Report:

#### Historica listing of facilities in Texas that store hazardous chemicals and are required to report them under the Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986. This data was provided by the Department of State Health Services (DSHS) and contains facility reports for the 2005 through the 2012 calendar years. Since 2012, agencies are unable to release this listing, as Tier II information is confidential under Texas Government Code Chapter 418, the Texas Disaster Act (TDA). Site specific inquiries can be made to the Texas Commission on Environmental Quality Tier II Chemical Reporting Division.

Government Publication Date: Dec 31, 2012

#### Edwards Aquifer Permits:

#### EDWARDS AQUIFER

Listing of Edward Aquifer permits made available by the Texas Commission on Environmental Quality (TCEQ). The Edwards Aquifer is home to diverse fauna and is a drinking water source for the city of San Antonio and surrounding central Texas communities. Before building on the recharge, transition, or contributing zones of the Edwards Aquifer, a plan must first be reviewed and approved by the TCEQ Edwards Aquifer Protection Program. *Government Publication Date: Jul 6, 2023* 

#### <u>Tribal</u>

No Tribal additional environmental record sources available for this State. <u>County</u>

No County additional environmental record sources available for this State.

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report**. This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

*Elevation:* The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

<u>Unplottables</u>: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



# APPENDIX E

# HISTORICAL RESEARCH DOCUMENTATION

Historical Chain of Title Historical Aerial Photography Historical Topographic Maps

# **RPS TITLE, LLC**

## P.O. Box 1176, Kyle, Texas 78640 Telephone No. 281-419-5954

Date: May 14, 2024

Client: Horizon Environmental Services Attn: James Pittman RPS #: 202401351 Client Search #: 202401351

Through Date: May 5, 2024

## SUBJECT PROPERTY:

**Parcel No. 63974**, Being 44 acres of land in the F. GARCIA SURVEY, ABSTRACT 141, Guadalupe County, Texas.

**Parcel No. 63975**, Being 23.50 acres of land in the F. GARCIA SURVEY, ABSTRACT 141, Guadalupe County, Texas.

Deed of Gift Grantee(s): Larry Robert Neill Grantor(s): Berta E. Neill, a Widow Volume/Page: 1054-0449 File Date: 08/13/1993

Probate Grantee(s): Mrs. Berta Neill Grantor(s): The Estate of George G. Schumacher, deceased Volume/Page: 478-562 File Date: 12/21/1973 **Note:** Mr. Schumacher died October 18, 1972

Probate Grantee(s): George G. Schumacher Grantor(s): The Estate of Emilie Schumacher, deceased Volume/Page: 478-547 File Date: 12/21/1973 **Note:** Mrs. Schumacher died August 2, 1970

Warranty Deed (1/2 interest) Grantee(s): Berta Neill Grantor(s): George Schumacher Volume/Page: 456-569 File Date: 08/14/1972 Deed (124 acres) Grantee(s): George Schumacher Grantor(s): R.N. Briggs and wife, Frances Briggs Volume/Page: 257-468 File Date: 04/24/1952

Warranty Deed (124 acres out of 232.1 acres) Grantee(s): R.N. Briggs and wife, Francis Briggs Grantor(s): Ben C. Krueger Volume/Page: 250-428 File Date: 03/12/1951

Warranty Deed (232.1 acres out of 506 acres) Grantee(s): Ben C. Krueger Grantor(s): C.A. Krueger and wife, Ida Krueger Volume/Page: 227-487 File Date: 10/16/1947

Deed (506 acres) Grantee(s): C.A. Krueger Grantor(s): Edgar Weyel Volume/Page: 227-492 File Date: 10/16/1947

## EASEMENTS:

No easements of environmental concern noted during research.

## LEASES:

None noted during research. ENVIRONMENTAL LIENS:

None noted during research.

This search is provided to the above client for use in the historical background analysis of the subject property. Its use by third parties for any purpose is strictly prohibited. The information contained herein was obtained from the Deed Records of Guadalupe County, Texas and Real Property Services does not warranty or guaranty the accuracy or content of these records.



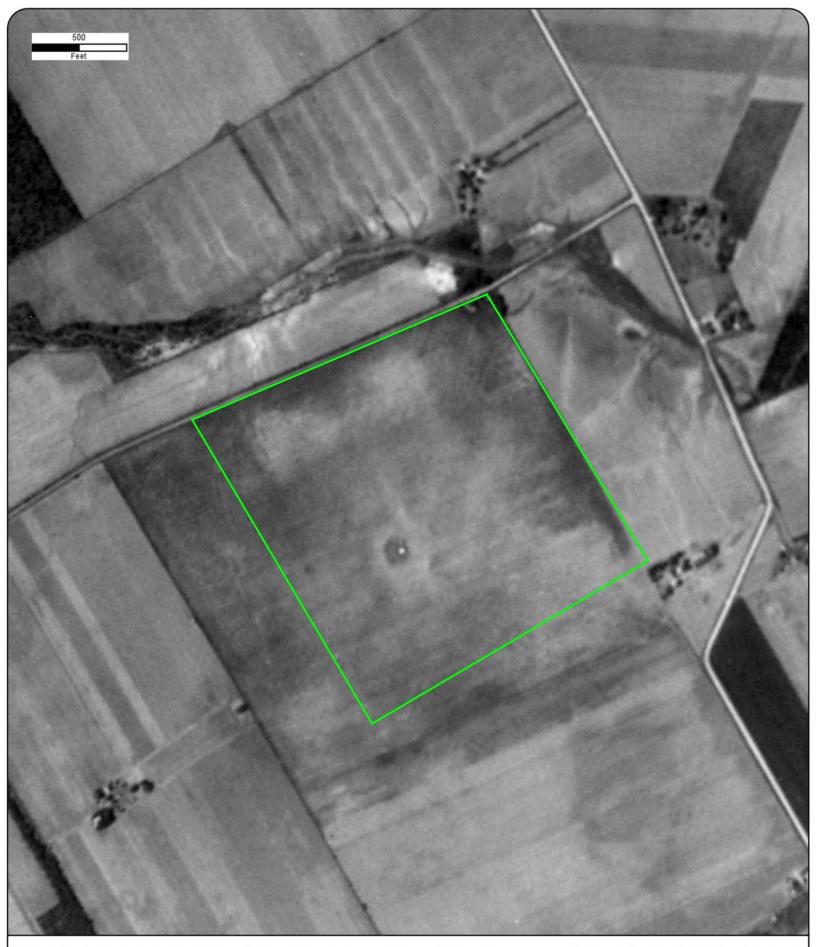
# HISTORICAL AERIALS

Project Property:	Neill 67.5-Acre Property
	Schmoekel Road
	Marion TX
Project No:	24110.001PI
<b>Requested By:</b>	Horizon Environmental Services
Order No:	24052900480
Date Completed:	May 31,2024

Aerial Maps included in this report are produced by the sources listed above and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property. ERIS provides no warranty of accuracy or liability. The information contained in this report has been produced using aerial photos listed in above sources by ERIS Information Inc. (in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS'. The maps contained in this report do not purport to be and do not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

## Environmental Risk Information Services A division of Glacier Media Inc. 1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
1938	Agricultural Stabilization & Conserv. Service	1" = 500'	
1944	Agricultural Stabilization & Conserv. Service	1" = 500'	
1950	Agricultural Stabilization & Conserv. Service	1" = 500'	
1959	Agricultural Stabilization & Conserv. Service	1" = 500'	
1964	Agricultural Stabilization & Conserv. Service	1" = 500'	Photo Index-Best Available
1973	United States Geological Survey	1" = 500'	
1983	United States Geological Survey	1" = 500'	
1991	Texas Department of Transportation	1" = 500'	
1995	United States Geological Survey	1" = 500'	
2004	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2008	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2020	United States Department of Agriculture	1" = 500'	
2023	Maxar Technologies	1" = 500'	



Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:1944Source:ASCSScale:1" = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:1950Source:ASCSScale:1" = 500'Comment:

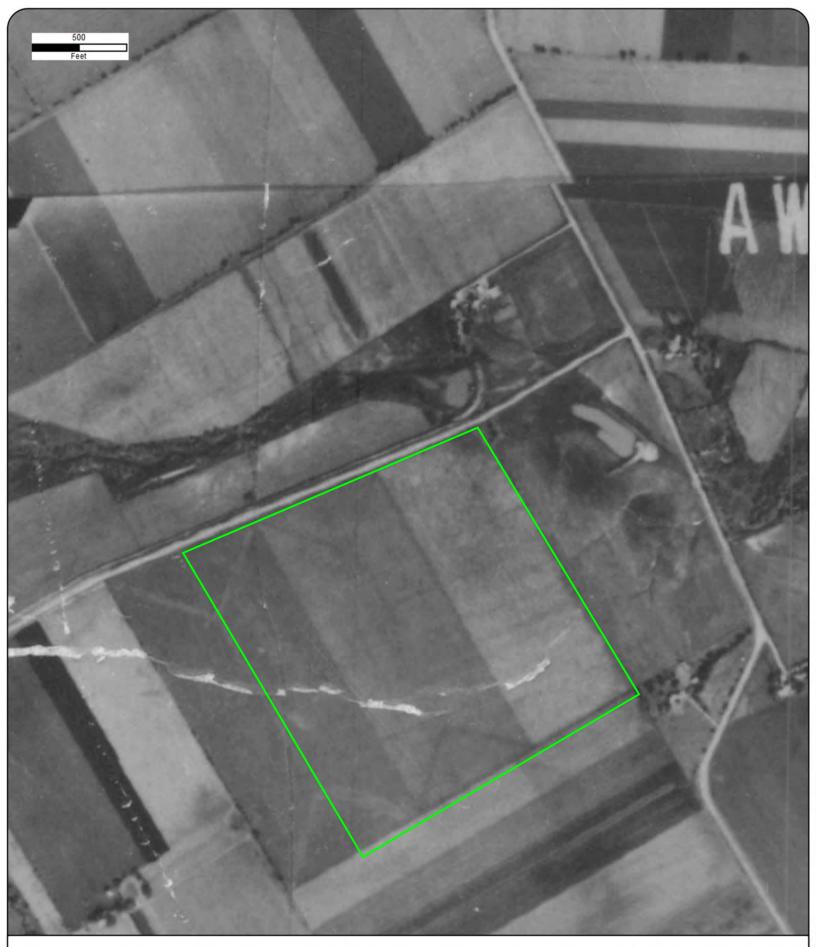
Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:1964AddressSource:ASCSApproxScale:1'' = 500'Comment:Photo Index-Best Available

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:1973Source:USGSScale:1" = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





 Year:
 1983

 Source:
 USGS

 Scale:
 1" = 500'

 Comment:

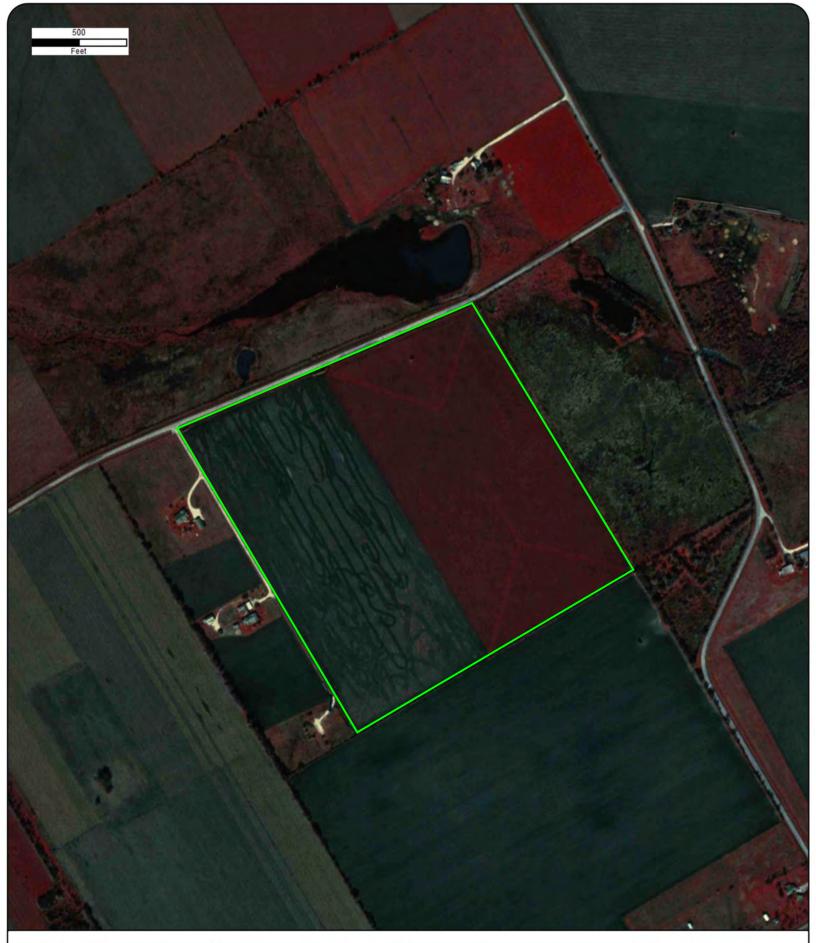
Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





 Year:
 1995

 Source:
 USGS

 Scale:
 1" = 500'

 Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:2004Source:USDAScale:1'' = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:2005Source:USDAScale:1'' = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:2008Source:USDAScale:1" = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:2010Source:USDAScale:1" = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:2012Source:USDAScale:1" = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:2014Source:USDAScale:1" = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:2016Source:USDAScale:1" = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:2018Source:USDAScale:1" = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





Year:2020Source:USDAScale:1'' = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768

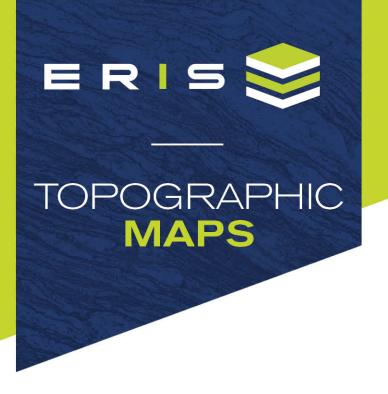




Year:2023Source:MAXARScale:1" = 500'Comment:

Address: Schmoekel Road, Marion, TX Approx Center: -98.14920051,29.53169768





**Project Property:** 

Neill 67.5-Acre Property

Project No: Requested By: Order No: Date Completed: Schmoekel Road Marion TX None 24110.001PI Horizon Environmental Services 24052900480 May 29, 2024 We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
1927	15
1958	7.5
1973	7.5
1992	7.5
2016	7.5
2019	7.5

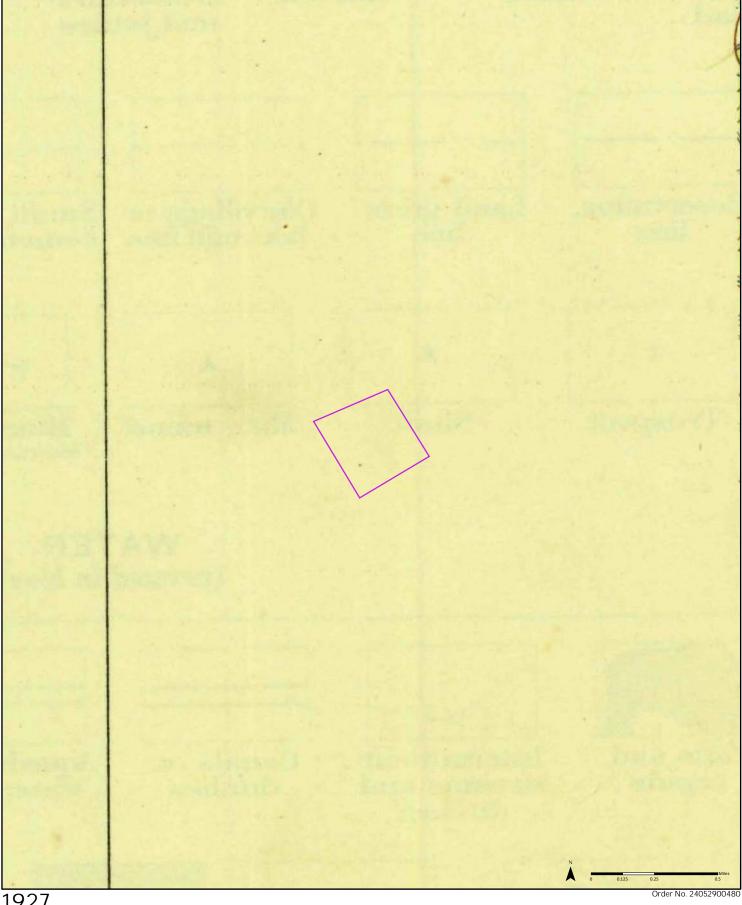
Topographic Map Symbology for the maps may be available in the following documents: Pre-1947 Page 223 of 1918 Topographic Instructions Page 130 of 1928 Topographic Instructions 1947-2009

Topographic Map Symbols 2009-present US Topo Map Symbols

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

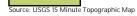
Environmental Risk Information Services A division of Glacier Media Inc. 1.866.517.5204 | info@erisinfo.com | erisinfo.com



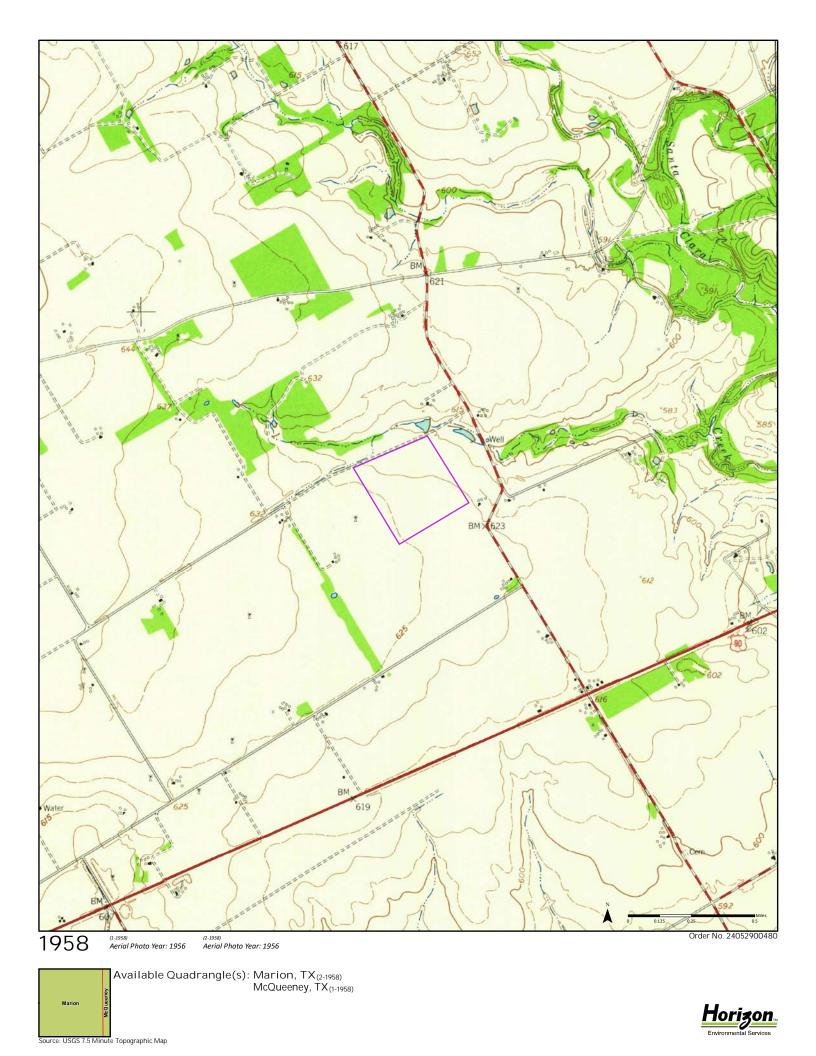


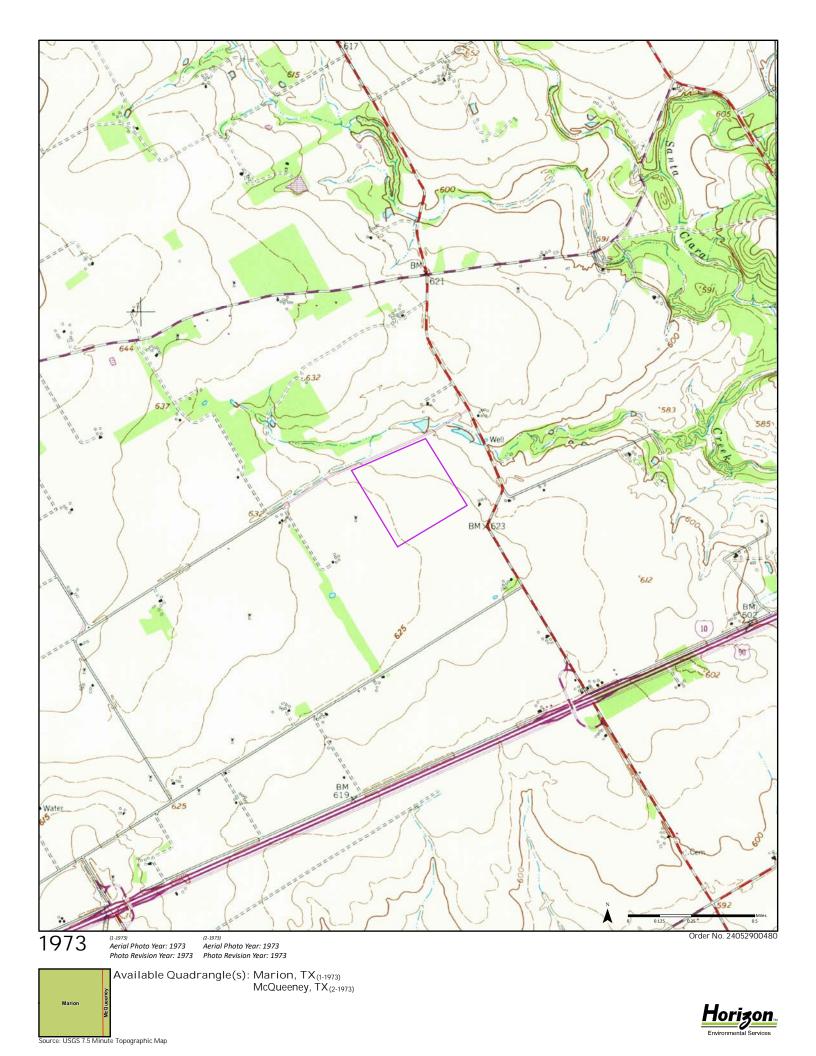
New Braunfels

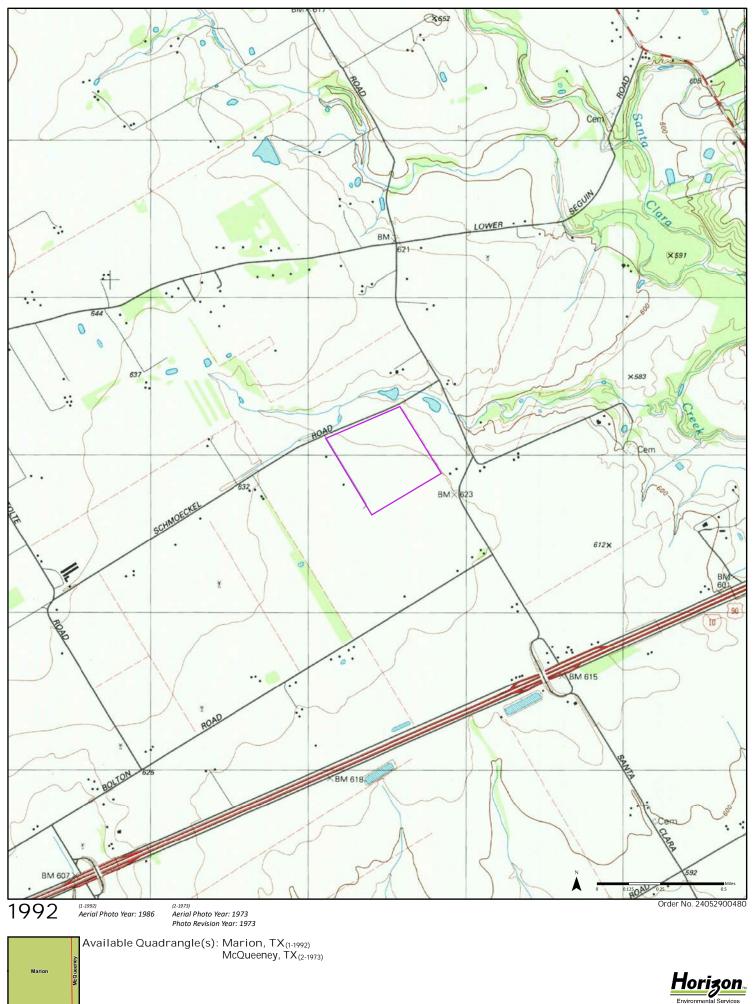
Available Quadrangle(s): New Braunfels, TX



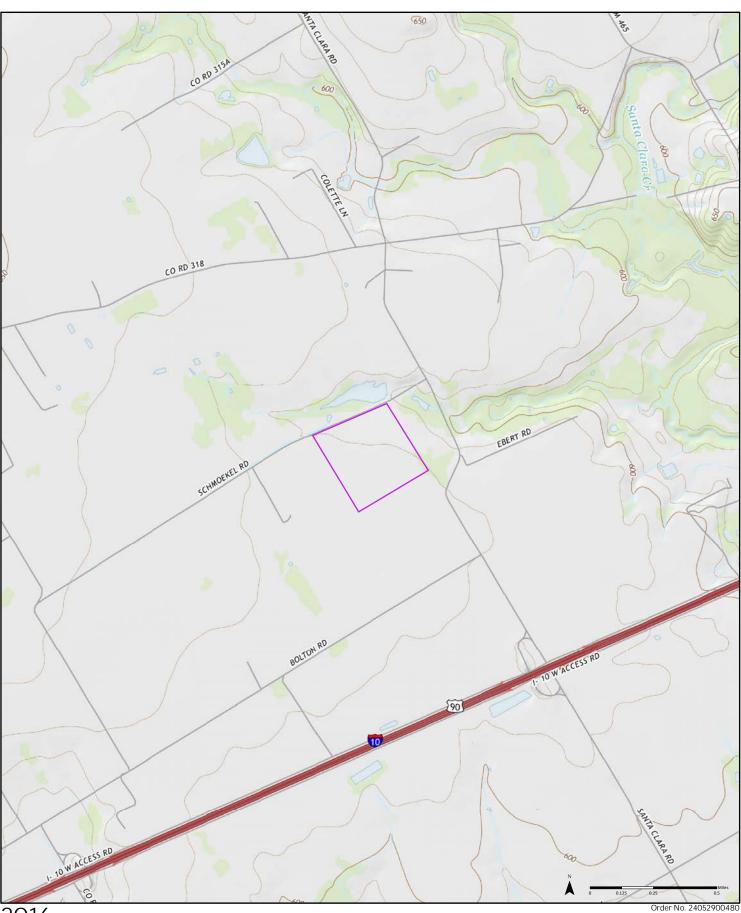




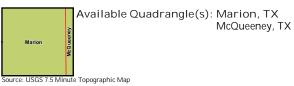




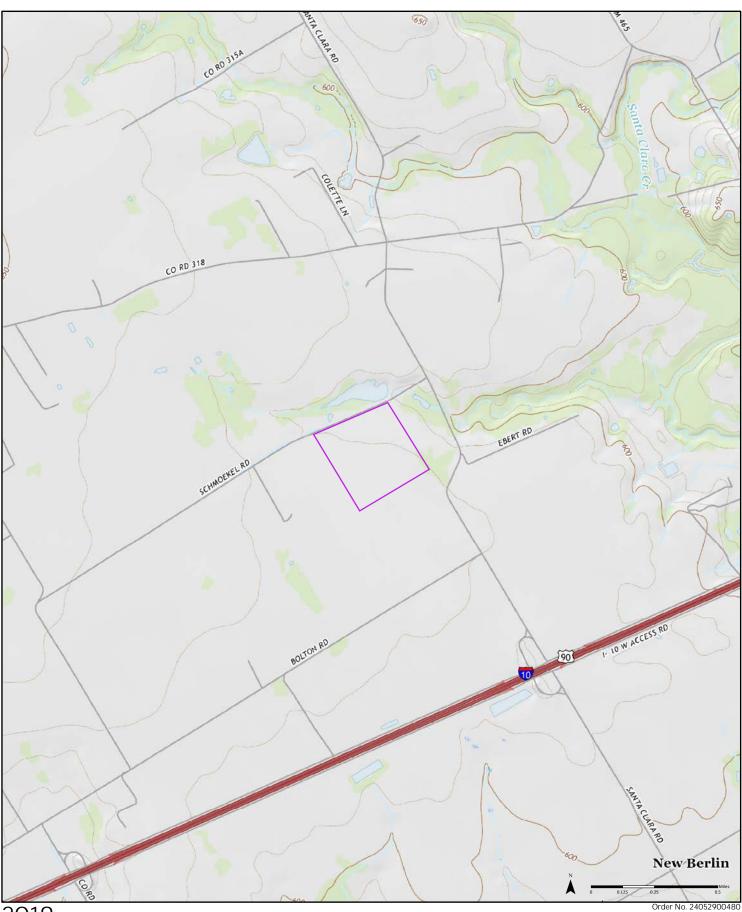
Source: USGS 7.5 Minute Topographic Map



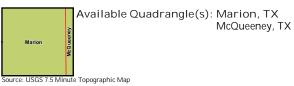
## 







## 







### APPENDIX F

## INTERVIEW DOCUMENTATION

DocuSign Envelope ID: 38BC17C4-A109-43DB-9613-9AA2CF61DF7A

Horizon Environmental Services

	Attachment 'C'
Horizon Use Only	

Proj. Name:	
HJN:	

PM:

#### PHASE I ENVIRONMENTAL SITE ASSESSMENT LANDOWNER/OCCUPANT INTERVIEW QUESTIONNAIRE

#### Instructions:

1

- Complete Landowner/Occupant Information section below.
- Respond to all questions (1 through 25).
- Sign on page 4 and return to: <u>sflesher@horizon-esi.com</u>

Landowner/Occupant Information								
Name:	LARRY R NEILL LINDA S N	EILL Relationship to Property:						
Representing:	ROSENBLATT LAW	첩 Current Owner						
	(Name of firm, if any)	Site Manager						
Title:	OWNERS	☐ Occupant						
Address:	5838 LOWER SEGUIN RD	☐ Past Owner						
City, State, ZIP:	CIBOLO, TX 78108	☐ Other:						
Phone:	210-273-1204							
E-mail:	LSN91678@GMAIL.COM							
	ve vou owned, occupied, or been as	ocioted with the Property?						

- LAND IN FAMILY SINCE APPROXIMATELY 1951. INHERITED IN APPROXIMATELY 1992
- 2. Please describe in general what you know about the current use of the Property:

SINCE 1992, USED FOR GROWING CORN

3. Please describe in general what you know about any past uses of the Property:

PRIOR TO 1992, FAMILY RAISED CATTLE

4. Please describe in general what you know about the current use of adjoining properties:

APPEARS ADJOINING NEIGHBORS ONLY LIVE ON LAND NOW

5. Please describe in general what you know about any past uses of adjoining properties:

PREVIOUS ADJOINING PROPERTY OWNERS RASIED CATTLE

6. Have you observed evidence of or do you have knowledge of any current or previous use of the Property or any adjoining property for industrial uses? ☐ Yes (Explain below) Ď No

7. Have you observed evidence of or do you have knowledge of any current or previous use of the Property or any adjoining property 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, or recycling facility? □Yes (Explain below)

#### Horizon Environmental Services

8. Have you observed evidence of or do you have knowledge of any current or previous storage or use of damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers greater than 5 gallons in volume or 50 gallons in the aggregate on the Property?

☐ Yes (Explain below)	凶 No	
	• · · · · • • · · · ·	

9. Have you observed evidence of or do you have knowledge of any current or previous storage or use of industrial drums (typically 55-gallon) or sacks of chemicals on the Property?

☐ Yes (Explain below)	ک No	

Have you observed evidence of or do you have knowledge that fill dirt has been brought onto the Property that originated from a contaminated site or that is of an unknown origin?
 ☐ Yes (Explain below)

11.	Have you observed evidence of or do you have knowledge of any current or previous pits, ponds, or lagoons	
	located on the Property in connection with waste treatment or waste disposal?	

☐ Yes (Explain below)	🗂 No		

- 12. Have you observed evidence of or do you have knowledge of any current or previous stained soil on the Property? □ Yes (Explain below) □ No
- 13. Have you observed evidence of or do you have knowledge of any current or previous registered or unregistered storage tanks (above or under ground) located on the Property?
   □ Yes (Explain below)
- 14. Have you observed evidence of or do you have knowledge of any current or previous 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? □Yes (Explain below) □No
- 15. Have you observed evidence of or do you have knowledge of any current or previous 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? □ Yes (Explain below) ⊠ No

#### Horizon Environmental Services

16. a. To your knowledge, is the Property served by a private well or non-public water system?

- b. Have you observed evidence of or do you have knowledge of contaminants being identified in the well or system that exceed guidelines applicable to the water system?
  - □Yes (Explain below) □No
- c. Have you observed evidence of or do you have knowledge of the well or system being designated as contaminated by any government environmental/health agency?

Yes (Explain below)	ΠNο
---------------------	-----

17. Do you have knowledge of any environmental liens or governmental notifications regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products on the Property? □ Yes (Explain below) ☐ No

Have you ever been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the Property or any facility located on the Property?
 □Yes (Explain below)

20. Are you aware of commonly known or reasonably ascertainable information about the Property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances or materials? For example,

a.	a. Do you know the past uses of the Property?	es (Explain below) 🛛 🖄 No	
b.		once were present at the Property?	
	□Yes (Explain below) <sup>™</sup> No		
			Î

c. Do you know of spills or other chemical releases that have taken place at the Property? ☐ Yes (Explain below) No

#### Horizon Environmental Services

	d. Do you know of any environmental cleanups that have taken place at the Property?	
21.	Do you have any knowledge of an environmental 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? Yes (Explain below)	
22.	Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Property? ☐ Yes (Explain below)  ☐ No	
23.	Have you observed evidence of or do you have knowledge of the discharge of wastewater (not including sanitary waste or stormwater) from the Property onto or adjacent to the Property and/or into a sanitary waste or stormwater system?	
24.	Have you observed evidence of or do you have knowledge that any hazardous substances or petroleum products, cattle dipping troughs, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials have been dumped above grade, buried, and/or burned on the Property?	
25.	Have you observed evidence of or do you have knowledge of any transformers, capacitors, or hydraulic equipment currently or previously located on the Property for which there are any records indicating the presence of PCBs?	
	Signature: Tank Mell JocuSigned by:	
F	Print Name <sup>LARRY R</sup> NEILL; LINDA S NEILL sflesher@horizon-esi.com	
	Date: 5/24/2024 5/24/2024	-
	5/24/2024	

This form has been developed using the standards established in ASTM Practice E1527-21 for the purpose of supporting a Phase I Environmental Site Assessment to satisfy the federal "All Appropriate Inquiries" rule.

References:

(ASTM) American Society for Testing and Materials. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E1527-21. West Conshohocken, Pennsylvania: ASTM, 2021.

US Environmental Protection Agency. "Standards and Practices for All Appropriate Inquiries; Final Rule." 40 CFR Part 312. 1 November 2005.



### APPENDIX G

### PHASE I ESA SITE RECONNAISSANCE CHECKLIST

#### Horizon Environmental Services Phase I ESA Site Reconnaissance Checklist

Project Name: Neill 67.5-Acre Property				Job No.: <u>24110.001PI</u> Date of Site Visit: <u>3 May 2024</u>					
Location: Schmoekel Road, Marion, Guadalupe County				7	Acreage: 67.5				
Site Contact: Michael Bernhard						Inspector(s): James Pittman			
F			Adja	acent					
1) Land Use	<u>Site</u>	<u>N</u>	<u>s</u>	<u>E</u>	<u>w</u>	2) Topography		3) Site Access	
Vacant						📕 Flat		Locked fence	
Residential						Rolling		Security	
Commercial						□ Steep		Open	
Agricultural						│ □		Denied	
Industrial						□			
Other:									
4) Vegetation			5) Sewage Treatment				6) Water Supply		
☐ Sparse			None None				□ None		
☐ Moderate							U Wel	ll(s)	
Dense				Municipa	al		Mur	nicipal	
Void/dead areas			🗌 Unknown					nown	
None						Filled hand dug well		led hand dug well	
7) Buildings 8) Easements					9) Hydrologic Features				
Occupied				Pipe <b>l</b> ine			Ditc	Ditch	
Accessed				Electric		Creek			
None				Water Su	upply		🗆 🛛 Bay	rou	
Evidence of previous structures				Sewer Service			🗆 Lake		
		_					Pon	Pond	
10) Roads		11)	Estima	ated Perc	cent of	Total Acreage	See		
Paved, onsite			%	% Buildings/Structures			🗆 Spri	ing	
Paved, bordering	Paved, bordering			arking (	g (paved or unpaved)				
🔲 Unpaved, onsite	Unpaved, onsite <u>100</u> % Agricultural			ra <b>l</b> /Vaca	acant				
Unpaved, bordering									

#### Other ASTM-Specific Features

	None	On-Site	Adjacent		None	On-Site	Adjacent
Exterior:				21) Hazardous substance/petroleum products or containers			
12) Pits, ponds, or lagoons				22) Storage drums (5+ gallon capacity)			
13) Stained soil or pavement				23) Unidentified substance containers			
14) Stressed vegetation				24) Storage tanks, vent pipes or fill pipes			
15) Oil/gas wells or pipelines				25) Electric/hydraulic equipment (potential PCBs)			
16) Water wells				26) Strong, pungent, or noxious odors			
17) Septic systems				27) Suspect pools of liquid			
18) Debris piles/evidence of solid waste disposal				Interior:			
19) Evidence of wastewater discharges				28) Heating/cooling facilities			
Exterior OR Interior:				29) Stains or corrosion on floors, walls, or ceilings			
20) Evidence of current or past industrial/ manufacturing uses				30) Drains/sumps			

Phase I ESA Site Reconnaissance Check	list (continued)
Filase I ESA Sile Recommaissance Check	ist (continueu)

Project Name: Neill 67.5-Acre Property

Job No.: 24110.001PI

Pg. 1 Item No.	Comment:
6,16	Evidence of an abandoned hand-dug water well was observed on the northern portion of the Property. The well was filled to approximately
	4 feet from the surface with sediment.
	Overhead powerlines were observed adjacent to the northern and western Property boundaries. Pole-mounted electrical transformers serving adjacent single-family residences were observed on the powerlines along the western boundary. Evidence of a buried cable line was observed adjacent to the northern Property boundary.
	Schmoekel Road is located adjacent to the northern Property boundary. A gravel-based road providing access to adjacent homesites is located along the western Property boundary.
·	
·	
·	
Other:	
Docum	nented by: Signature James E. Pittman III Printed name Ecological Project Manager, EP Title 3 May 2024 Date Reviewed by: Authous Signature Scott Flesher Printed name VP, Ecological Program Manager, EP Title 3 May 2024 Date



### **APPENDIX H**

## QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL



### Environmental Services

#### Education

BS, Environmental Science, Texas A&M University, Corpus Christi

#### Areas of Relevant Expertise

- ✓ Wetland Determination/Delineation
- ✓ Section 404/10 Permitting
- ✓ USACE HGM, TXRAM, and Stream Analysis ✓ TxDOT Categorical Exclusion and EAs
- ✓ Endangered Species Habitat Assessments, Surveys, and Permitting
- Mitigation Plans and Monitoring
- ✓ Phase I ESA (ASTM Practice E1527-21)
- ✓ Public Meetings and Coordination
- ✓ ESRI ArcGIS Desktop

#### **Qualifications and Training**

- ✓ Wetland Delineator Certification Program, Wetland Training Institute
- ✓ USFWS Permit ESPER0004032 (Golden-cheeked warbler)
- ✓ Qualified Environmental Professional (EP) under ASTM Practice E1527-21
- Texas Freshwater Mussel Identification Workshops and Classes

#### **TxDOT Precertifications**

- 1.9.1 Geographic Information System (GIS) and Data Analysis
- 2.3.1 Wetland Delineation
- 2.3.2 Conditional/Functional Assessment
- 2.4.1 Nationwide Permit
- 2.4.2 Clean Water Act Section 404 Permits
- 2.4.3 US Coast Guard and Corps of Engineers Permits
- 2.6.2 Impact Evaluation Assessments (Retired Category)
- 2.6.5 **Protected Species Evaluations**
- 2.13.1 Hazardous Materials Initial Site Assessment

#### **Experience Summary**

Mr. Flesher is a graduate of Texas A&M University – Corpus Christi, where he studied Environmental Science. As the Vice President for Horizon<sup>TM</sup>, Mr. Flesher has over 19 years of experience in the field of wildlife biology, project management, permitting, and consulting. He is skilled and experienced in on-site investigations, including habitat assessments, wetland determinations and delineations, and Phase I and Phase II Environmental Site Assessments, as well as recognition of karst characteristics, recharge features, and suitable endangered species habitats. He has completed a wide variety NEPA and Cat Ex documents for various agencies including TxDOT, TWDB, USDA, USFS, and HUD. Mr. Flesher has also prepared numerous applications for Section 404/10 nationwide and individual permits for the US Army Corps of Engineers (USACE), which included conducting Hydrogeomorphic Model (HGM) and Texas Rapid Assessment Method (TXRAM) analyses for wetland impacts and mitigation. He has experience utilizing Trimble Geo HX (sub-foot accurate handheld GPS unit) for various field applications. He has participated in presence/absence surveys for various threatened or endangered species and is permitted by the US Fish and Wildlife Service (USFWS) to survey for golden-cheeked warblers. Mr. Flesher also contributes to Horizon's GIS mapping services. preparing presentation graphics for technical reports and permitting packages for a variety of project types and phases.

#### Years of Experience

With This Firm: 17 With Other Firms: 2



Environmental Services, Inc.

## Education

Master of Science Candidate, Agriculture (Range and Wildlife Management), Texas A&M University – Kingsville, 2010

Bachelor of Science, Agriculture (Range and Wildlife Management), Texas A&M University – Kingsville, 2008

### Areas of Relevant Expertise

- ✓ Wetland Determination/Delineation
- Endangered Species Habitat Assessments, Surveys, Permitting, and Relocation
- ✓ Phase I Environmental Site Assessments (ESA) (ASTM Practice E1527-21)
- Vegetation Identification and Composition Analysis
   City of Austin Environmental Descurse
- City of Austin Environmental Resource Inventory
- ✓ GIS Technology

✓ NEPA Permitting

### Training and Certifications

- ✓ Qualified Environmental Professional (EP) under ASTM Practice E1527-21
- ✓ Wetland Delineator Certification Program, Wetland Training Institute (2011)
- ✓ ARSC Reciprocal Basic Orientation Plus, Houston Area Safety Council (2012)
- ✓ Technical Service Advisor Training, Western Association of Fish and Wildlife Agencies (2014)

#### Years of Experience

With This Firm: 2.5 With Other Firms: 9

#### Experience Summary

Mr. Pittman is a graduate of Texas A&M University – Kingsville, where he studied Range and Wildlife Science. He has 11.5 years of experience conducting environmental field assessments and preparing technical reports for clients as well as local, state, and federal permit applications related to the National Environmental Policy Act (NEPA). He is skilled in on-site investigations including habitat assessments, wetland determinations and delineations, and Phase I ESAs. Mr. Pittman has prepared numerous applications for Section 404 and Section 10 permitting nationwide in addition to individual permits for the US Army Corps of Engineers (USACE), which includes conducting Hydrogeomorphic Model (HGM) and Texas Rapid Assessment Method (TXRAM) analyses for wetland impacts and mitigation. He has participated in presence/absence surveys for various threatened or endangered species, including freshwater mussels and the golden-cheeked warbler. Mr. Pittman also contributes to Horizon's geographic information system (GIS) mapping services by providing graphics support for Section 404 jurisdictional delineations and various other projects.



#### APPENDIX I

#### HORIZON ENVIRONMENTAL SERVICES CORPORATE DESCRIPTION



#### CORPORATE DESCRIPTION

Horizon Environmental Services (Horizon) is particularly well qualified to provide both the technical and administrative support required for project planning and permitting efforts related to various federal, state, and local permits and/or approvals. Horizon's capabilities and experience are very broad in the area of National Environmental Policy Act (NEPA) compliance support, particularly as related to multidisciplinary Environmental Assessments/Environmental Impact Statements (EAs/EISs), jurisdictional wetlands, endangered species, cultural resources issues, and expert testimony.

Services that Horizon provides for various clients include multidisciplinary EAs/EISs in support of federal and state environmental reviews; jurisdictional wetland determinations; endangered species habitat assessments and surveys; archeological surveys and mitigation (prehistoric and historic); ecological risk and damage assessments; wildlife habitat and wetlands restoration/creation; baseline aquatic and terrestrial investigations (inland and coastal); geologic resource assessments; real estate environmental site assessments; environmental constraints analyses for alternative project sites, routes, and land development scenarios ("fatal flaw" analyses); post-project land use planning and mitigation; and permit management, including preparation, agency coordination, and expert testimony.

Horizon was founded in 1987, is currently based in Austin, Texas, and provides services nationally. Composed of senior professional personnel with many years of applied experience and specific training in environmental assessments, permitting, and management, members of Horizon's staff have worked on the majority of energy development and reservoir projects, either proposed or developed, in Texas and Louisiana from 1976 to the present. Our staff's experience and background have allowed Horizon to gain an applied knowledge of the environmental requirements of various federal and state regulations and permits affecting natural resource development and an excellent identity with agency personnel.

Horizon's key personnel assigned to various work efforts are committed to being available from work initiation through expert testimony, if required. Depending on the scope of environmental investigations required for a given project, Horizon may network with other qualified firms, not only to provide both environmental and engineering services in a cost- and time-efficient manner, but to assure that only the most technically qualified and experienced persons are providing personal attention to the work effort.



28 June 2024

Michael Bernhard Land Acquisitions Analyst KB Home 4800 Fredericksburg Road, Suite 100 San Antonio, Texas 78229

#### RE: Limited Soil Sampling Investigation Neill 67.5-Acre Property Schmoekel Road, Marion, Guadalupe County, Texas HJN 24110.001SS

Dear Mr. Bernhard:

Horizon Environmental Services (Horizon) has conducted a limited soil sampling investigation for the Neill 67.5-Acre Property located off Schmoekel Road in Marion, Guadalupe County, Texas (the Property) (Appendix A, Figure 1).

Horizon conducted a site visit on 3 May 2024 and collected soil samples from three areas within the Property boundaries (S-1, S-2, and S-3) (Appendix A, Figure 2). Horizon took composite grab samples from within the top 6 to 10 inches of soil, sealed the samples in sterile jars, and placed them on ice. The samples were transported to a certified and accredited laboratory on 3 May 2024. A proper chain of custody was maintained, and the samples were analyzed for arsenic and chlorinated pesticides (chemicals of concern [COCs]).

Following receipt of the lab analysis results, Horizon compared them to the Texas Commission on Environmental Quality (TCEQ) May 2023 Texas Risk Reduction Program (TRRP) Tier I Protective Concentration Levels (PCLs) for Residential and Commercial/Industrial Soils (see Table 1, page 2). The Tier I PCLs are the default cleanup standards for the TRRP (TCEQ, 2023). The lab analysis results are summarized as follows:

#### Sample S-1:

• Showed a detectable concentration of arsenic that is below the TCEQ cleanup standard for residential and/or commercial use. Chlorinated pesticides were not detected.

#### Sample S-2:

• Showed a detectable concentration of arsenic that is below the TCEQ cleanup standard for residential and/or commercial use. Chlorinated pesticides were not detected.

Sample S-3:

• Showed a detectable concentration of arsenic that is below the TCEQ cleanup standard for residential and/or commercial use. Chlorinated pesticides were not detected.

24110-001SS\_Soil Sampling Report

1507 S Interstate 35 • Austin, Texas 78741-2502 • 512.328.2430 • www.horizon-esi.com A Branch of LJA Environmental Services, LLC • TBPG Firm No. 50679



Michael Bernhard HJN 24110.001SS 28 June 2024 Page 2

Chemical of Concern (COC)	Sample S-1 (mg/Kg)	Sample S-2 (mg/Kg)	Sample S-3 (mg/Kg)	Tier 1 PCL: Residential Soil (mg/Kg)*	Tier 1 PCL: Commercial/ Industrial Soil (mg/Kg)*	Median Background Concentration (mg/Kg)
Arsenic	6.35	7.07	6.10	24	200	5.9
4,4'-DDD	<0.00247	<0.00243	<0.00255	14	100	N/A
4,4'-DDE	<0.00247	<0.00243	<0.00255	10	73	N/A
4,4'-DDT	<0.00247	<0.00243	<0.00255	5.4	71	N/A
Aldrin	<0.00247	<0.00243	<0.00255	0.05	1.0	N/A
alpha-BHC	<0.00247	<0.00243	<0.00255	0.26	3.3	N/A
alpha-Chlordane	<0.00247	<0.00243	<0.00255	13	54	N/A
beta-BHC	<0.00247	<0.00243	<0.00255	0.93	12	N/A
Chlordane (Technical)	<0.0123	<0.0122	<0.0128	6	66	N/A
delta-BHC	<0.00247	<0.00243	<0.00255	2.9	12	N/A
Dieldrin	<0.00247	<0.00243	<0.00255	0.15	1.2	N/A
Endosulfan I	<0.00247	<0.00243	<0.00255	91	1400	N/A
Endosulfan II	<0.00247	<0.00243	<0.00255	270	4100	N/A
Endosulfan sulfate	<0.00247	<0.00243	<0.00255	380	4100	N/A
Endrin	<0.00247	<0.00243	<0.00255	9	200	N/A
Endrin aldehyde	<0.00247	<0.00243	<0.00255	19	200	N/A
Endrin ketone	<0.00247	<0.00243	<0.00255	19	200	N/A
gamma-BHC	<0.00247	<0.00243	<0.00255	1.1	18	N/A
gamma-Chlordane	<0.00247	<0.00243	<0.00255	7.4	53	N/A
Heptachlor	<0.00247	<0.00243	<0.00255	0.13	3.3	N/A
Heptachlor epoxide	<0.00247	<0.00243	<0.00255	0.24	2.0	N/A
Methoxychlor	<0.00247	<0.00243	<0.00255	270	3400	N/A
Toxaphene	<0.0987	<0.0973	<0.102	1.2	17	N/A

Table 1Laboratory Results vs. TCEQ Tier I PCLs

\*PCLs are listed based on a 0.5-acre source area.

N/A - Not Applicable

Based on the results of this limited investigation, it is Horizon's opinion that significant concentrations of arsenic and chlorinated pesticides are unlikely to exist within soils on the Property.

Sincerely, For Horizon Environmental Services

Lott Lesher

Scott Flesher VP | Ecological Program Director



ames,

James Killian, PG<sup>1</sup> Principal Geoscientist

<sup>&</sup>lt;sup>1</sup> Registered Professional Geoscientist, State of Texas



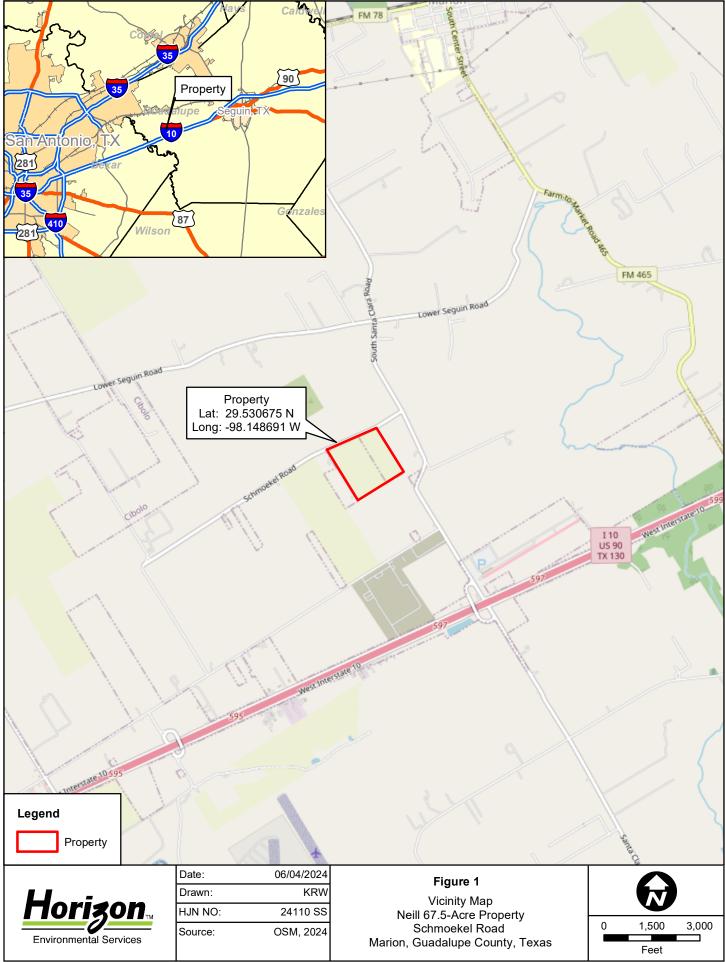
#### References

- (Nearmap) Nearmap US, Inc. Nearmap Vertical<sup>™</sup> digital orthographic photograph, <https://go.nearmap.com>. Imagery date 10 January 2024.
- (OSM) OpenStreetMap contributors. OpenStreetMap, <http://www.openstreetmap .org>. Available under the Open Database License (www.opendatacommons.org/licenses/odbl). Accessed 5 June 2024.
- (TCEQ) Texas Commission on Environmental Quality. TRRP Tier 1 Protective Concentration Levels, <a href="https://www.tceq.texas.gov/remediation/trrp/trrppcls.html">https://www.tceq.texas.gov/remediation/trrp/trrppcls.html</a>. Published 10 May 2023. Accessed 13 June 2024.

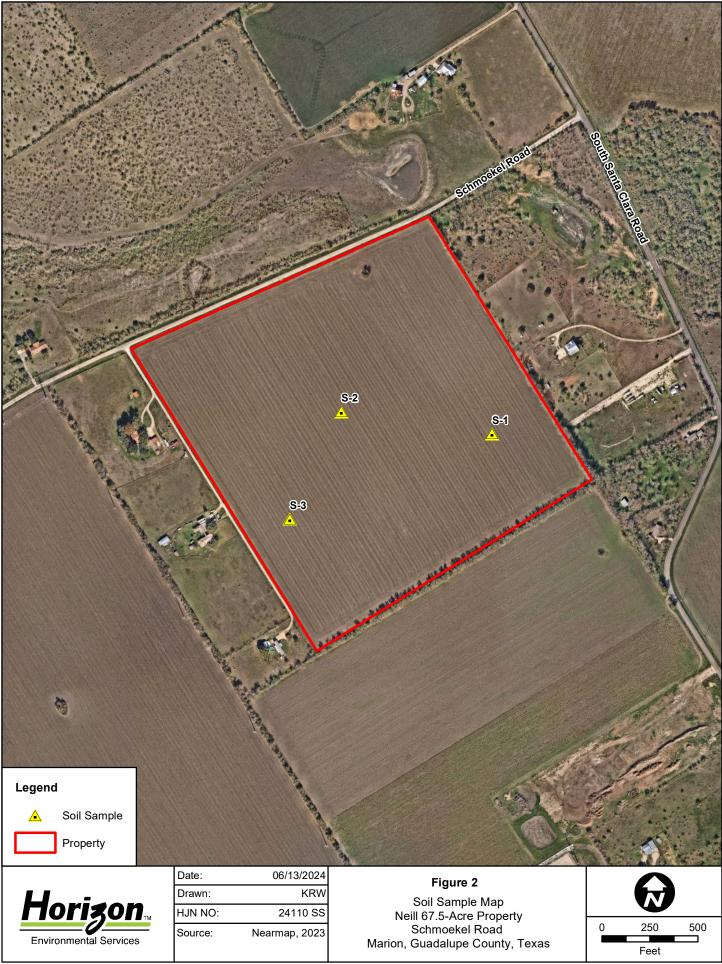


## Appendix A

Vicinity Map Soil Sample Locations Map



24110-Neill\_67.5\_Acre\_Property\Graphics\24110-001SS\_01A\_Vicinity



24110-Neill\_67.5\_Acre\_Property\Graphics\24110-001SS\_02A\_SoilSample



## Appendix B

Laboratory Results Chain of Custody



May 13, 2024

James Pittman Horizon Environmental Services, Inc. 1507 S Interstate 35 Austin, TX 78741 TEL: (512) 328-2430 FAX: RE: Larry Neill Property

Order No.: 2405059

Dear James Pittman:

DHL Analytical, Inc. received 3 sample(s) on 5/3/2024 for the analyses presented in the following report.

There were no problems with the analyses and all data met requirements of NELAP except where noted in the Case Narrative. All non-NELAP methods will be identified accordingly in the case narrative and all estimated uncertainties of test results are within method or EPA specifications.

If you have any questions regarding these tests results, please feel free to call. Thank you for using DHL Analytical.

Sincerely,

John DuPont General Manager

This report was performed under the accreditation of the State of Texas Laboratory Certification Number: T104704211 - TX-C24-00120



2300 Double Creek Drive • Round Rock, TX 78664 • Phone (512) 388-8222 • FAX (512) 388-8229 www.dhlanalytical.com

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Miscellaneous Documents	
CaseNarrative 2405059	5
WorkOrderSampleSummary 2405059	6
PrepDatesReport 2405059	7
AnalyticalDatesReport 2405059	
Analytical Report 2405059	
AnalyticalQCSummaryReport 2405059	

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ricid Semple I.D.	Lab #	Date	Time		Туре	# of Containers	HCL	HN03	H2504	NaOH LI Zh Acetate LI	U U		TPH 1005 TPH 1006 HOLD 1006	GRO 8015 🗆 DRO 8015 🗆	VOC 8260 🗆 VOC 624.1 🗆	SVOC 8270 🗆 SVOC 625.1 🗆	РАН 8270 🗆 НОІD РАН 🗆	PEST 8270 個 625.1 🗆 O-P PEST 8270 🗆	PCB 8082 L 608.3 L PCB 8270 L 625.1 L			PHD HEX CHROMD ALKALINITYD CODD	ANIONS 300 0 9056 0	TCLP-SVOC 🗆 VOC 🗆 PEST 🗆 HERB 🗆	TCLP-METALS 🗆 RCRA 8 🗆 TX-11 🗆 Pb 🗆	RCI 🗆 IGN 🗂 DGAS 🗆 OIL&GREASE 🗆	TDS 🗆 TSS 🗆 % MOIST 🗖 CYANIDE 🗆	Arsenic			FIELD	NOTES
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	Sample	Receipt Check	klist		
Client Name: Horizon Environmental Service	es, Inc.		Date Receiv	ved: 5/3/2024	
Work Order Number: 2405059			Received by	y: EL	
5					
Checklist completed by:	5/3/2024		Reviewed b	v: SH	5/3/2024
Signature	Date			Initials	Date
	Carrier name:	Hand Delivered			
Shipping container/cooler in good condition?		Yes 🔽	No 🗌	Not Present	
Custody seals intact on shipping container/co	ooler?	Yes	No 🗌	Not Present 🗹	
Custody seals intact on sample bottles?		Yes	No 🗌	Not Present 🗹	
Chain of custody present?		Yes 🗹	No 🗌		
Chain of custody signed when relinquished a	nd received?	Yes 🗹	No 🗌		
Chain of custody agrees with sample labels?		Yes 🗹	No 🗌		
Samples in proper container/bottle?		Yes 🗸	No 🗌		
Sample containers intact?		Yes 🗹	No 🗌		
Sufficient sample volume for indicated test?		Yes 🗹	No 🗌		
All samples received within holding time?		Yes 🗹	No 🗌		
Water - VOA vials have zero headspace?		Yes	No 🗌	No VOA vials subm	itted 🗹 NA 🗌
Water - pH<2 acceptable upon receipt?		Yes	No 🗌	NA 🗹 LOT #	
		Adjusted?		Checked by	
Water - ph>9 (S) or ph>10 (CN) acceptable u	ipon receipt?	Yes	No 🗌	NA 🗹 LOT #	
		Adjusted?		Checked by	
Container/Temp Blank temperature in compli	ance?	Yes 🗹	No 🗌		
Cooler # 1	•				
Temp °C 1.2					
Seal Intact NP					
Any No response must be detailed in the cor	nments section below.				
Client contacted:	Date contacted:	·····	Per	son contacted:	
Contacted by:	Regarding:				
Comments:					
Corrective Action:					

- - -

CLIENT:Horizon Environmental Services, Inc.Project:Larry Neill PropertyLab Order:2405059

## CASE NARRATIVE

Samples were analyzed using the methods outlined in the following references:

Method SW6020B - Metals Analysis Method SW8270E-SIMSCAN - Pesticide Analysis Method D2216 - Percent Moisture Analysis

#### LOG IN

The samples were received and log-in performed on 5/3/24. A total of 3 samples were received. The samples arrived in good condition and were properly packaged.

### PESTICIDE ANALYSIS

For Pesticide analysis performed on 5/6/24 the matrix spike and matrix spike duplicate recoveries were slightly above control limits for up to four compounds. These are flagged accordingly in the QC summary report. The sample selected for the matrix spike and matrix spike duplicate was from this work order. The LCS was within control limits for these compounds. No further corrective actions were taken.

For Pesticide analysis performed on 5/6/24 the surrogate recovery for the method blank was slightly above control limits for 4-Terphenyl-d14. This is flagged accordingly. The remaining surrogate was within control limits. No further corrective actions were taken.

**Date:** *13-May-24* 

CLIENT: Project: Lab Order:	Horizon Environme Larry Neill Property 2405059	,	Work Order Sample	Summary
Lab Smp ID Clie	ent Sample ID	Tag Number	Date Collected	Date Recved
2405059-01 S-1			05/03/24 09:15 AM	05/03/2024
2405059-02 S-2			05/03/24 09:35 AM	05/03/2024

2405059-03 S-3

Date Collected	Date Recved
05/03/24 09:15 AM	05/03/2024
05/03/24 09:35 AM	05/03/2024
05/03/24 09:50 AM	05/03/2024

## **Lab Order:** 2405059

Client: Horizon Environmental Services, Inc.

**Project:** Larry Neill Property

## PREP DATES REPORT

Sample ID	Client Sample ID	Collection Date	Matrix	Test Number	Test Name	Prep Date	Batch ID
2405059-01A	S-1	05/03/24 09:15 AM	Soil	D2216	Moisture Preparation	05/06/24 09:40 AM	115277
	S-1	05/03/24 09:15 AM	Soil	SW3550C	Soil Prep Sonication: Pest	05/06/24 09:28 AM	115276
	S-1	05/03/24 09:15 AM	Soil	SW3050B	Soil Prep Total Metals: ICP-MS	05/09/24 11:05 AM	115337
2405059-02A	S-2	05/03/24 09:35 AM	Soil	D2216	Moisture Preparation	05/06/24 09:40 AM	115277
	S-2	05/03/24 09:35 AM	Soil	SW3550C	Soil Prep Sonication: Pest	05/06/24 09:28 AM	115276
	S-2	05/03/24 09:35 AM	Soil	SW3050B	Soil Prep Total Metals: ICP-MS	05/09/24 11:05 AM	115337
2405059-03A	S-3	05/03/24 09:50 AM	Soil	D2216	Moisture Preparation	05/06/24 09:40 AM	115277
	S-3	05/03/24 09:50 AM	Soil	SW3550C	Soil Prep Sonication: Pest	05/06/24 09:28 AM	115276
	S-3	05/03/24 09:50 AM	Soil	SW3050B	Soil Prep Total Metals: ICP-MS	05/09/24 11:05 AM	115337

Lab Order: 2405059

Client: Horizon Environmental Services, Inc.

Project: Larry Neill Property

## ANALYTICAL DATES REPORT

Sample ID	Client Sample ID	Matrix	Test Number	Test Name	Batch ID	Dilution	Analysis Date	Run ID
2405059-01A	S-1	Soil	D2216	Percent Moisture	115277	1	05/07/24 08:40 AM	PMOIST_240506A
	S-1	Soil	W8270E-SimSca	n Pesticide by GC/MS -Soil	115276	1	05/06/24 06:49 PM	GCMS10_240506B
	S-1	Soil	SW6020B	Trace Metals: ICP-MS - Solid	115337	5	05/13/24 11:08 AM	ICP-MS5_240513A
2405059-02A	S-2	Soil	D2216	Percent Moisture	115277	1	05/07/24 08:40 AM	PMOIST_240506A
	S-2	Soil	W8270E-SimSca	n Pesticide by GC/MS -Soil	115276	1	05/06/24 07:16 PM	GCMS10_240506B
	S-2	Soil	SW6020B	Trace Metals: ICP-MS - Solid	115337	5	05/13/24 10:21 AM	ICP-MS5_240513A
2405059-03A	S-3	Soil	D2216	Percent Moisture	115277	1	05/07/24 08:40 AM	PMOIST_240506A
	S-3	Soil	W8270E-SimSca	n Pesticide by GC/MS -Soil	115276	1	05/06/24 07:44 PM	GCMS10_240506B
	S-3	Soil	SW6020B	Trace Metals: ICP-MS - Solid	115337	5	05/13/24 11:11 AM	ICP-MS5_240513A

**Date:** *13-May-24* 

	S: ICP-MS - SOLID		SW602					Analyst: SP
Analyses		Result	MDL	RL	Qual	Units	DF	Date Analyzed
Lab Order:	2405059				Ν	fatrix: SOII	L	
Project No:	24110			C	Collection	<b>Date:</b> 05/0	3/24 09:15	AM
Project:	Larry Neill Property				L	ab ID: 2405	5059-01	
CLIENT:	Horizon Environmental	Services, Inc.		Cli	ent Samj	ple ID: S-1		

INACE METAEO. IOI MIC COED						
Arsenic	6.35	0.597	1.19	mg/Kg-dry	5	05/13/24 11:08 AM
PESTICIDE BY GC/MS -SOIL		SW8270E-	SIMSCAN			Analyst: <b>DEW</b>
4,4´-DDD	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
4,4´-DDE	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
4,4´-DDT	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Aldrin	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
alpha-BHC	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
alpha-Chlordane	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
beta-BHC	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Chlordane	<0.0123	0.0123	0.0370	mg/Kg-dry	1	05/06/24 06:49 PM
delta-BHC	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Dieldrin	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Endosulfan I	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Endosulfan II	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Endosulfan sulfate	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Endrin	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Endrin aldehyde	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Endrin ketone	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
gamma-BHC	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
gamma-Chlordane	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Heptachlor	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Heptachlor epoxide	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Methoxychlor	<0.00247	0.00247	0.00740	mg/Kg-dry	1	05/06/24 06:49 PM
Toxaphene	<0.0987	0.0987	0.308	mg/Kg-dry	1	05/06/24 06:49 PM
Surr: 2-Fluorobiphenyl	89.6	0	43-125	%REC	1	05/06/24 06:49 PM
Surr: 4-Terphenyl-d14	115	0	32-125	%REC	1	05/06/24 06:49 PM
PERCENT MOISTURE		D22	16			Analyst: <b>KES</b>
Percent Moisture	20.3	0	0	WT%	1	05/07/24 08:40 AM

Qualifiers:	
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\* Value exceeds TCLP Maximum Concentration LevelDF Dilution Factor

- DF Dilution Factor J Analyte detected between MDL and RL
- ND Not Detected at the Method Detection Limit

S Spike Recovery outside control limits

 $C \qquad \text{Sample Result or QC discussed in the Case Narrative} \\$ 

E TPH pattern not Gas or Diesel Range Pattern

MDL Method Detection Limit

RL Reporting Limit

N Parameter not NELAP certified

**Date:** *13-May-24* 

CLIENT:	Horizon Environmen	.c.	Client Sample ID: S-2						
Project:	Larry Neill Property		Lab ID: 2405059-02						
Project No:	24110		<b>Collection Date: </b> 05/03/24 09:35 AM						
Lab Order:	2405059	Matrix: SOIL							
Analyses		Result	MDL	RL	Qual	Units	DF	Date Analyzed	
TRACE METALS: ICP-MS - SOLID			SW6020B				Analyst: SP		
Arsenic		7.07	0.543	1.09		mg/Kg-dry	5	05/13/24 10:21 AM	
PESTICIDE BY	GC/MS -SOIL		SW8270E-	E-SIMSCAN				Analyst: <b>DEW</b>	
4,4´-DDD		<0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM	
4,4´-DDE		< 0.00243	0.00243	0.00730		mg/Kg-dry	1	05/06/24 07:16 PM	
4,4´-DDE 4,4´-DDT		<0.00243 <0.00243	0.00243 0.00243	0.00730 0.00730		mg/Kg-dry mg/Kg-dry	1 1		
,						00,	1 1 1	05/06/24 07:16 PM 05/06/24 07:16 PM 05/06/24 07:16 PM	
4,4´-DDT		<0.00243	0.00243	0.00730		mg/Kg-dry	1 1 1 1	05/06/24 07:16 PM	

Percent Moisture	19.2	0	0	WT%	1	05/07/24 08:40 AM
PERCENT MOISTURE		D22	16			Analyst: <b>KES</b>
Surr: 4-Terphenyl-d14	124	0	32-125	%REC	1	05/06/24 07:16 PM
Surr: 2-Fluorobiphenyl	98.6	0	43-125	%REC	1	05/06/24 07:16 PM
Toxaphene	<0.0973	0.0973	0.304	mg/Kg-dry	1	05/06/24 07:16 PM
Methoxychlor	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Heptachlor epoxide	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Heptachlor	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
gamma-Chlordane	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
gamma-BHC	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Endrin ketone	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Endrin aldehyde	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Endrin	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Endosulfan sulfate	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Endosulfan II	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Endosulfan I	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Dieldrin	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
delta-BHC	< 0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
Chlordane	<0.0122	0.0122	0.0365	mg/Kg-dry	1	05/06/24 07:16 PM
beta-BHC	< 0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
alpha-Chlordane	<0.00243	0.00240	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM
alpha-BHC	<0.00243	0.00243	0.00730	mg/Kg-dry	1	05/06/24 07:16 PM

Qualifiers:	
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- \* Value exceeds TCLP Maximum Concentration Level
- DF Dilution Factor
- J Analyte detected between MDL and RL
- ND Not Detected at the Method Detection Limit
- S Spike Recovery outside control limits

- $C \qquad \text{Sample Result or QC discussed in the Case Narrative} \\$
- E TPH pattern not Gas or Diesel Range Pattern
- MDL Method Detection Limit
- RL Reporting Limit
- N Parameter not NELAP certified

**Date:** 13-May-24

DHL Analy		Datt. 15-11/14y-24									
CLIENT: Project:	с.	Clie	-	ole ID: S-3 ab ID: 24050	59-03						
Project No:	· · ·				<b>Collection Date:</b> 05/03/24 09:50 AM						
0				C		latrix: SOIL	24 09.30				
Lab Order:	2405059				N						
Analyses		Result	MDL	RL	Qual	Units	DF	Date Analyzed			
TRACE METALS: ICP-MS - SOLID			SW60					Analyst: SP			
Arsenic		6.10	0.589	1.18		mg/Kg-dry	5	05/13/24 11:11 AM			
PESTICIDE BY G	C/MS -SOIL		SW8270E-	SIMSCAN				Analyst: <b>DEW</b>			
4,4´-DDD		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
4,4´-DDE		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
4,4´-DDT		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Aldrin		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
alpha-BHC		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
alpha-Chlordane		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
beta-BHC		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Chlordane		<0.0128	0.0128	0.0383		mg/Kg-dry	1	05/06/24 07:44 PM			
delta-BHC		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Dieldrin		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Endosulfan I		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Endosulfan II		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Endosulfan sulfate	9	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Endrin		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Endrin aldehyde		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Endrin ketone		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
gamma-BHC		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
gamma-Chlordane	e	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Heptachlor		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Heptachlor epoxid	e	<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Methoxychlor		<0.00255	0.00255	0.00765		mg/Kg-dry	1	05/06/24 07:44 PM			
Toxaphene		<0.102	0.102	0.319		mg/Kg-dry	1	05/06/24 07:44 PM			

0

0

0

D2216

43-125

32-125

0

Qualifiers:	
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Surr: 2-Fluorobiphenyl

Surr: 4-Terphenyl-d14

PERCENT MOISTURE

Percent Moisture

\* Value exceeds TCLP Maximum Concentration Level

100

126

22.1

- DF Dilution Factor
- J Analyte detected between MDL and RL
- ND Not Detected at the Method Detection Limit
- S Spike Recovery outside control limits

- C Sample Result or QC discussed in the Case Narrative
- E TPH pattern not Gas or Diesel Range Pattern

%REC

%REC

WT%

s

- MDL Method Detection Limit
- RL Reporting Limit
- N Parameter not NELAP certified

05/06/24 07:44 PM

05/06/24 07:44 PM

05/07/24 08:40 AM

Analyst: KES

1

1

1

### DHL Analytical, Inc.

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	Horizon Er 2405059	nvironmen	tal Service	es, Inc.	AN	ALYT	ICAL (	QC SU	J <b>MMAR</b>	RY RE	PORT
Project:	Larry Neil	l Property					RunII	): I	CP-MS5_2	240513A	4
The QC data in batch	n 115337 ap	plies to the	following sa	mples: 240	5059-01A, 240	5059-02A, 24	405059-03A				
Sample ID: MB-115	337	Batch ID:	115337		TestNo	: SW6	6020B		Units:	mg/Kg	
SampType: <b>MBLK</b>		Run ID:	ICP-MS5_	_240513A	Analysi	is Date: 5/13	/2024 10:10	:00 AM	Prep Date:	5/9/2024	4
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLimi	it HighLimit %	6RPD RP	DLimit Qual
Arsenic			<0.500	1.00							
Sample ID: LCS-11	5337	Batch ID:	115337		TestNo	: swe	6020B		Units:	mg/Kg	
SampType: <b>LCS</b>		Run ID:	ICP-MS5_	240513A	Analysi	is Date: <b>5/13</b>	/2024 10:13	:00 AM	Prep Date:	5/9/2024	4
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLimi	it HighLimit %	6RPD RP	DLimit Qual
Arsenic			49.3	1.00	50.00	0	98.6	80	120		
Sample ID: LCSD-1	15337	Batch ID:	115337		TestNo	: SW6	6020B		Units:	mg/Kg	
SampType: <b>LCSD</b>		Run ID:	ICP-MS5_	240513A	Analysi	is Date: <b>5/13</b>	/2024 10:15	:00 AM	Prep Date:	5/9/202	4
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLimi	it HighLimit %	6RPD RP	DLimit Qual
Arsenic			50.3	1.00	50.00	0	101	80	120	2.00	25
Sample ID: 2405059	0-02A SD	Batch ID:	115337		TestNo	: swe	6020B		Units:	mg/Kg-	dry
SampType: <b>SD</b>		Run ID:	ICP-MS5_	240513A	Analysi	s Date: 5/13	/2024 10:23	:00 AM	Prep Date:	5/9/2024	4
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLimi	it HighLimit %	6RPD RP	DLimit Qual
Arsenic			6.94	5.43	0	7.066				1.85	20
Sample ID: 2405059	-02A PDS	Batch ID:	115337		TestNo	: SW6	6020B		Units:	mg/Kg-	dry
SampType: <b>PDS</b>		Run ID:	ICP-MS5_	240513A	Analysi	s Date: 5/13	/2024 10:49	:00 AM	Prep Date:	5/9/202	4
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLimi	it HighLimit %	6RPD RP	DLimit Qual
Arsenic			58.5	1.09	54.28	7.066	94.8	75	125		
Sample ID: 2405059	9-02A MS	Batch ID:	115337		TestNo	: SW6	6020B		Units:	mg/Kg-	dry
SampType: <b>MS</b>		Run ID:	ICP-MS5_	240513A	Analysi	s Date: <b>5/13</b>	/2024 10:52	2:00 AM	Prep Date:	5/9/202	4
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLimi	it HighLimit %	6RPD RP	DLimit Qual
Arsenic			60.8	1.10	55.25	7.066	97.3	75	125		
Sample ID: 2405059	-02A MSD	Batch ID:	115337		TestNo	: swe	6020B		Units:	mg/Kg-	dry
SampType: <b>MSD</b>		Run ID:	ICP-MS5_	240513A	Analysi	s Date: <b>5/13</b>	/2024 10:54	:00 AM	Prep Date:	5/9/202	4
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLimi	it HighLimit %	6RPD RP	DLimit Qual
Arsenic			60.7	1.10	55.25	7.066	97.1	75	125	0.217	25

Qualifiers:

B Analyte detected in the associated Method Blank

J Analyte detected between MDL and RL ND Not Detected at the Method Detection Limit

RL Reporting Limit

J Analyte detected between SDL and RL

DF Dilution Factor

MDLMethod Detection LimitRRPD outside accepted control limits

S Spike Recovery outside control limits

N Parameter not NELAP certified

CLIENT:	Horizon Environmental Services, Inc.
Work Order:	2405059

### ANALYTICAL QC SUMMARY REPORT

Project: Larry Neill Property

### RunID: ICP-MS5\_240513A

Page 2 of 7

Sample ID: ICV-240513	Batch ID:	R133004		TestNo:	SW6	020B		Units:	mg/L
SampType: <b>ICV</b>	Run ID:	ICP-MS5_	240513A	Analysis	Date: 5/13/	2024 9:35:0	00 AM	Prep Date	:
Analyte		Result	RL	SPK value	Ref Val	%REC	LowLimit	t HighLimit	%RPD RPDLimit Qu
Arsenic		0.0995	0.00500	0.100	0	99.5	90	110	
Sample ID: LCVL-240513	Batch ID:	R133004		TestNo:	SW6	020B		Units:	mg/L
SampType: <b>LCVL</b>	Run ID:	ICP-MS5_	240513A	Analysis	Date: 5/13/	2024 9:58:0	00 AM	Prep Date	:
Analyte		Result	RL	SPK value	Ref Val	%REC	LowLimit	t HighLimit	%RPD RPDLimit Qu
Arsenic		0.00487	0.00500	0.00500	0	97.4	80	120	
Sample ID: CCV1-240513									
	Batch ID:	R133004		TestNo:	SW6	020B		Units:	mg/L
SampType: CCV	Run ID:	R133004 ICP-MS5_	_240513A			020B 2024 11:00	:00 AM	Units: Prep Date	•
			2 <b>40513A</b> RL					Prep Date	•
SampType: CCV		ICP-MS5_	-	Analysis	Date: 5/13/	2024 11:00		Prep Date	:
SampType: <b>CCV</b> Analyte		ICP-MS5_ Result 0.199	RL	Analysis SPK value	Date: <b>5/13/</b> Ref Val	2024 11:00 %REC	LowLimit	Prep Date t HighLimit	:
SampType: <b>CCV</b> Analyte Arsenic	Run ID:	ICP-MS5_ Result 0.199	RL 0.00500	Analysis SPK value 0.200 TestNo:	Date: <b>5/13/</b> Ref Val 0 <b>SW6</b>	2024 11:00 %REC 99.4	LowLimit 90	Prep Date t HighLimit 110	s: %RPD_RPDLimitQu <b>mg/L</b>
SampType: CCV Analyte Arsenic Sample ID: CCV2-240513	Run ID: Batch ID:	ICP-MS5_ Result 0.199 R133004	RL 0.00500	Analysis SPK value 0.200 TestNo:	Date: <b>5/13/</b> Ref Val 0 <b>SW6</b>	2024 11:00 %REC 99.4 020B	LowLimit 90 :00 AM	Prep Date t HighLimit 110 Units: Prep Date	s: %RPD_RPDLimitQu <b>mg/L</b>

Qualifiers:	В	Analyte detected in the associated Method Blank	DF	Dilution Factor
	J	Analyte detected between MDL and RL	MDL	Method Detection Limit
	ND	Not Detected at the Method Detection Limit	R	RPD outside accepted control limits
	RL	Reporting Limit	S	Spike Recovery outside control limits
	J	Analyte detected between SDL and RL	Ν	Parameter not NELAP certified

CLIENT: Work Order:		izon Environmei 5059	nai Servic	es, inc.	Al	NALYT	ICAL (	QC SU	JMMAF	RY REPO	RT
Project:	Lar	ry Neill Property					RunII	): (	GCMS10_2	240506B	
ů.		276 applies to the		amples: 240	5059-01A, 24	05059-02A, 2	405059-03A				
Sample ID: LCS	-115276	Batch ID:	115276		TestN	o: <b>SW</b> 8	8270E-Sim	Sc	Units:	mg/Kg	
SampType: LCS		Run ID:		_240506B		sis Date: 5/6/2			Prep Date:	5/6/2024	
				_					•		
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLim	it HighLimit %	%RPD RPDLimi	t Qua
4,4´-DDD			0.109	0.00600	0.1000	0	109	52	143		
4,4´-DDE			0.0975	0.00600	0.1000	0	97.5	47	126		
4,4´-DDT			0.106	0.00600	0.1000	0	106	39	146		
Aldrin			0.0875	0.00600	0.1000	0	87.5	49	111		
alpha-BHC			0.0804	0.00600	0.1000	0	80.4	45	102		
alpha-Chlordane			0.0997	0.00600	0.1000	0	99.7	47	117		
beta-BHC			0.0848	0.00600	0.1000	0	84.8	40	97		
delta-BHC			0.0830	0.00600	0.1000	0	83.0	51	116		
Dieldrin			0.0964	0.00600	0.1000	0	96.4	50	117		
Endosulfan I			0.0942	0.00600	0.1000	0	94.2	36	134		
Endosulfan II			0.0970	0.00600	0.1000	0	97.0	51	126		
Endosulfan sulfat	е		0.104	0.00600	0.1000	0	104	49	127		
Endrin			0.111	0.00600	0.1000	0	111	51	127		
Endrin aldehyde			0.0882	0.00600	0.1000	0	88.2	37	132		
Endrin ketone			0.103	0.00600	0.1000	0	103	43	136		
gamma-BHC			0.0811	0.00600	0.1000	0	81.1	41	97		
gamma-Chlordar	е		0.0992	0.00600	0.1000	0	99.2	46	108		
Heptachlor	-		0.0917	0.00600	0.1000	0	91.7	48	144		
Heptachlor epoxi	he		0.0995	0.00600	0.1000	0	99.5	49	116		
Methoxychlor			0.113	0.00600	0.1000	0	113		157		
Surr: 2-Fluorok	vinhonvl		0.860	0.00000	1.000	0	86.0	43	125		
Surr: 4-Terphe			1.07		1.000		107	43 32	125		
		Datak ID								117	
Sample ID: MB-		Batch ID: Run ID:	115276	24050CB	TestN	_	8270E-Sim		Units: Brop Doto:	mg/Kg	
SampType: <b>MBL</b>	.n	Run ID.	GCMS1	_240506B	Analys	sis Date: <b>5/6/</b> 2	2024 6:21:0	UPIVI	Prep Date:	5/6/2024	
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLim	it HighLimit %	%RPD RPDLimi	t Qua
4,4´-DDD		<	0.00200	0.00600							
4,4´-DDE		<	0.00200	0.00600							
4,4´-DDT		<	0.00200	0.00600							
Aldrin		<	0.00200	0.00600							
alpha-BHC		<	0.00200	0.00600							
alpha-Chlordane		<	0.00200	0.00600							
beta-BHC		<	0.00200	0.00600							
Chlordane			<0.0100	0.0300							
delta-BHC			0.00200	0.00600							
Dieldrin			0.00200	0.00600							
Endosulfan I			0.00200	0.00600							
Endosulfan II			0.00200	0.00600							
Endosulfan sulfat	е		0.00200	0.00600							
Qualifiers:		lyte detected in the a			DF	Dilution Facto					
	J Ana	lyte detected betwee	n MDL and I	RL	MDL	Method Detec				Page 3	of 7
Ν	ID Not	Detected at the Meth	nod Detectio	n Limit	R	RPD outside a	accepted cont	rol limits			
I	RL Rep	orting Limit			S	Spike Recove	ry outside co	ntrol limits	5		
							NELAP cert				

#### **CLIENT:** Horizon Environmental Services, Inc. Work Order: 2405059

### ANALYTICAL QC SUMMARY REPORT

Project: Larry Ne	ill Property					RunII	): (	GCMS10_2	240506B	
Sample ID: MB-115276	Batch ID:	115276		TestNo	: SW8	3270E-SimS	Sc	Units:	mg/Kg	
SampType: <b>MBLK</b>	Run ID:	GCMS1	0_240506B	Analys	is Date: <b>5/6/2</b>	2024 6:21:0	0 PM	Prep Date:	5/6/2024	
Analyte		Result	RL	SPK value	Ref Val	%REC	LowLim	nit HighLimit %	6RPD RPDLim	it Qua
Endrin	<	0.00200	0.00600							
Endrin aldehyde	<	0.00200	0.00600							
Endrin ketone	<	0.00200	0.00600							
gamma-BHC	<	0.00200	0.00600							
gamma-Chlordane	<	0.00200	0.00600							
Heptachlor	<	0.00200	0.00600							
Heptachlor epoxide	<	0.00200	0.00600							
Methoxychlor	<	0.00200	0.00600							
Toxaphene		<0.0800	0.250							
Surr: 2-Fluorobiphenyl		1.01		1.000		101	43	125		
Surr: 4-Terphenyl-d14		1.30		1.000		130	32	125		S
Sample ID: 2405059-02AMS	Batch ID:	115276		TestNo	: SW8	3270E-SimS	Sc	Units:	mg/Kg-dry	
SampType: <b>MS</b>	Run ID:	GCMS1	0_240506B	Analys	is Date: <b>5/6/2</b>	2024 8:12:0	0 PM	Prep Date:	5/6/2024	
Analyte		Result	RL	SPK value	Ref Val	%REC	LowLim	nit HighLimit %	6RPD RPDLim	it Qua
4,4´-DDD		0.158	0.00732	0.1220	0	130	52	143		
4,4´-DDE		0.143	0.00732	0.1220	0	117	47	126		
4,4´-DDT		0.150	0.00732	0.1220	0	123	39	146		
Aldrin		0.125	0.00732	0.1220	0	102	49	111		
alpha-BHC		0.114	0.00732	0.1220	0	93.1	45	102		
alpha-Chlordane		0.144	0.00732	0.1220	0	118	47	117		S
beta-BHC		0.123	0.00732	0.1220	0	101	40	97		S
delta-BHC		0.118	0.00732	0.1220	0	96.7	51	116		
Dieldrin		0.134	0.00732	0.1220	0	110	50	117		
Endosulfan I		0.135	0.00732	0.1220	0	110	36	134		
Endosulfan II		0.141	0.00732	0.1220	0	115	51	126		
Endosulfan sulfate		0.150	0.00732	0.1220	0	123	49	127		
Endrin		0.159	0.00732	0.1220	0	131	51	127		S
Endrin aldehyde		0.140	0.00732	0.1220	0	115	37	132		
Endrin ketone		0.148	0.00732	0.1220	0	122	43	136		
gamma-BHC		0.115	0.00732	0.1220	0	94.1	41	97		
gamma-Chlordane		0.141	0.00732	0.1220	0	116	46	108		S
Heptachlor		0.128	0.00732	0.1220	0	105	48	144		
Heptachlor epoxide		0.140	0.00732	0.1220	0	115	49	116		
Methoxychlor		0.160	0.00732	0.1220	0	131	52	157		
Surr: 2-Fluorobiphenyl		1.21		1.220		99.4	43	125		
Surr: 4-Terphenyl-d14		1.51		1.220		124	32	125		

**Qualifiers:** В Analyte detected in the associated Method Blank DF Dilution Factor Page 4 of 7 J Analyte detected between MDL and RL MDL Method Detection Limit ND Not Detected at the Method Detection Limit R RPD outside accepted control limits RL Reporting Limit S Spike Recovery outside control limits J Analyte detected between SDL and RL Ν Parameter not NELAP certified

### CLIENT: Horizon Environmental Services, Inc. Work Order: 2405059

### ANALYTICAL QC SUMMARY REPORT

Project: Larry Neill Property

**RunID:** 

GCMS10\_240506B

Sample ID: 2405059-02AMSD	Batch ID: 115276	i	TestNo	: SW8	3270E-Sim\$	Sc	Units:	mg/l	Kg-dry
SampType: <b>MSD</b>	Run ID: GCMS	10_240506B	Analys	is Date: <b>5/6/2</b>	2024 8:40:0	0 PM	Prep Date:	5/6/2	2024
Analyte	Result	RL	SPK value	Ref Val	%REC	LowLim	iit HighLimit %	6RPD	RPDLimit Qual
4,4´-DDD	0.152	0.00734	0.1223	0	124	52	143	3.99	30
4,4´-DDE	0.132	0.00734	0.1223	0	108	47	126	8.12	30
4,4´-DDT	0.140	0.00734	0.1223	0	114	39	146	6.81	30
Aldrin	0.116	0.00734	0.1223	0	94.5	49	111	7.57	30
alpha-BHC	0.104	0.00734	0.1223	0	85.0	45	102	8.89	30
alpha-Chlordane	0.138	0.00734	0.1223	0	113	47	117	3.96	30
beta-BHC	0.114	0.00734	0.1223	0	93.6	40	97	7.32	30
delta-BHC	0.111	0.00734	0.1223	0	91.2	51	116	5.66	30
Dieldrin	0.127	0.00734	0.1223	0	104	50	117	5.38	30
Endosulfan I	0.124	0.00734	0.1223	0	101	36	134	8.15	30
Endosulfan II	0.128	0.00734	0.1223	0	105	51	126	9.14	30
Endosulfan sulfate	0.141	0.00734	0.1223	0	116	49	127	5.62	30
Endrin	0.150	0.00734	0.1223	0	123	51	127	5.91	30
Endrin aldehyde	0.111	0.00734	0.1223	0	90.5	37	132	23.4	30
Endrin ketone	0.135	0.00734	0.1223	0	111	43	136	9.16	30
gamma-BHC	0.108	0.00734	0.1223	0	88.4	41	97	6.04	30
gamma-Chlordane	0.136	0.00734	0.1223	0	111	46	108	3.77	30 S
Heptachlor	0.121	0.00734	0.1223	0	99.3	48	144	5.35	30
Heptachlor epoxide	0.131	0.00734	0.1223	0	107	49	116	6.76	30
Methoxychlor	0.149	0.00734	0.1223	0	122	52	157	6.89	30
Surr: 2-Fluorobiphenyl	1.09		1.223		89.5	43	125	0	
Surr: 4-Terphenyl-d14	1.41		1.223		115	32	125	0	

Qualifiers:

B Analyte detected in the associated Method BlankJ Analyte detected between MDL and RL

J Analyte detected between MDL and RL ND Not Detected at the Method Detection Limit

RL Reporting Limit

J Analyte detected between SDL and RL

DF Dilution Factor

MDLMethod Detection LimitRRPD outside accepted control limits

S Spike Recovery outside control limits

S Spike Recovery outside control minit

N Parameter not NELAP certified

Page 5 of 7

## CLIENT:Horizon Environmental Services, Inc.Work Order:2405059

### ANALYTICAL QC SUMMARY REPORT

Project: Larry Neill Property

**RunID:** 

GCMS10\_240506B

Sample ID: ICV-240506	Batch ID:	R13290	7	TestNo	: SW	8270E-SimS	Sc	Units:	mg/ł	۲g
SampType: <b>ICV</b>	Run ID:	GCMS1	0_240506B	Analysi	is Date: <b>5/6/</b>	2024 10:37:	00 AM	Prep Date	e:	
Analyte		Result	RL	SPK value	Ref Val	%REC	LowLim	it HighLimit	%RPD	RPDLimit Qual
4,4´-DDD		0.246	0.00600	0.2000	0	123	70	130		
4,4´-DDE		0.225	0.00600	0.2000	0	112	70	130		
4,4´-DDT		0.241	0.00600	0.2000	0	120	70	130		
Aldrin		0.203	0.00600	0.2000	0	101	70	130		
alpha-BHC		0.197	0.00600	0.2000	0	98.7	70	130		
alpha-Chlordane		0.228	0.00600	0.2000	0	114	70	130		
beta-BHC		0.208	0.00600	0.2000	0	104	70	130		
delta-BHC		0.186	0.00600	0.2000	0	93.1	70	130		
Dieldrin		0.209	0.00600	0.2000	0	105	70	130		
Endosulfan I		0.215	0.00600	0.2000	0	108	70	130		
Endosulfan II		0.211	0.00600	0.2000	0	105	70	130		
Endosulfan sulfate		0.225	0.00600	0.2000	0	112	70	130		
Endrin		0.232	0.00600	0.2000	0	116	70	130		
Endrin aldehyde		0.218	0.00600	0.2000	0	109	70	130		
Endrin ketone		0.230	0.00600	0.2000	0	115	70	130		
gamma-BHC		0.203	0.00600	0.2000	0	102	70	130		
gamma-Chlordane		0.221	0.00600	0.2000	0	111	70	130		
Heptachlor		0.207	0.00600	0.2000	0	103	70	130		
Heptachlor epoxide		0.222	0.00600	0.2000	0	111	70	130		
Methoxychlor		0.240	0.00600	0.2000	0	120	70	130		
Surr: 2-Fluorobiphenyl		0.828		0.8000		103	70	130		
Surr: 4-Terphenyl-d14		0.872		0.8000		109	70	130		
Sample ID: ICV-240506 CT	Batch ID:	R13290	7	TestNo	: SW	8270E-SimS	Sc	Units:	mg/ł	٢g
SampType: <b>ICV</b>	Run ID:	GCMS1	0_240506B	Analysi	is Date: <b>5/6/</b>	2024 4:15:0	0 PM	Prep Date	e:	
Analyte		Result	RL	SPK value	Ref Val	%REC	LowLim	it HighLimit	%RPD	RPDLimit Qual
Chlordane		2.90	0.0300	2.500	0	116	70	130		
Toxaphene		2.81	0.250	2.500	0	112	70	130		

**Qualifiers:** 

### B Analyte detected in the associated Method Blank

J Analyte detected between MDL and RL ND Not Detected at the Method Detection Limit

RL Reporting Limit

J Analyte detected between SDL and RL

DF Dilution Factor

MDLMethod Detection LimitRRPD outside accepted control limits

Page 6 of 7

S Spike Recovery outside control limits

N Parameter not NELAP certified

CLIENT: Work Order:	Horizon E 2405059	Horizon Environmental Services, Inc. 2405059				ANALYTICAL QC SUMMARY REPORT				
Project:	Larry Neil	ll Property					RunID	: PMOIST_	240506A	
The QC data in bat	ch 115277 ap	plies to the	following sa	mples: 240	5059-01A, 240	5059-02A, 24	05059-03A			
Sample ID: 24043	15-01A-DUP	Batch ID:	115277		TestNo	: <b>D221</b>	6	Units:	WT%	
SampType: <b>DUP</b>		Run ID:	PMOIST_	240506A	Analysi	s Date: <b>5/7/2</b>	024 8:40:00	AM Prep Date:	5/6/2024	
Analyte			Result	RL	SPK value	Ref Val	%REC	LowLimit HighLimit	%RPD RPDLimit Qual	
Percent Moisture			25.7	0	0	25.33			1.48 30	

**Qualifiers:** 

В

Analyte detected in the associated Method Blank

J Analyte detected between MDL and RL ND Not Detected at the Method Detection Limit

RL Reporting Limit

J Analyte detected between SDL and RL

DF Dilution Factor

MDL Method Detection Limit

R RPD outside accepted control limits

Page 7 of 7

S Spike Recovery outside control limits

N Parameter not NELAP certified

### APPENDIX 3.3

## SERVICE AVAILABILITY LETTERS

Veramendi Precinct Unit 18-2 & 19-1 K:\SA164 KB Home\2402 Neill Tract\426 Site Development Plans\ENGR-Documents & Calculations\EDR\Appendicies.docx



September 25, 2024

RE: Luis Garza 9830 Colonnade Boulevard, Suite 300 San Antonio, TX 78230 Parcel ID- 63975 and Parcel ID- 63974

The above-mentioned tract(s) is in the Guadalupe Valley Electric Cooperative certified service territory. GVEC can provide electric service to this property pending agreements with the developer as set forth in GVEC's tariffs.

Sincerely,

Casie Boos Project Coordinator

cboos@gvec.org

830.857.5127 6400 IH 10 W Seguin, Texas 78155

825 E. Sarah DeWitt Dr. | P.O. Box 118 | Gonzales, Texas 78629 | gvec.org | 800.223.4832 /



9/24/24

Luis Garza, LJA Engineers 9830 Colonnade Boulevard, Suite 300, San Antonio, TX 78230 210.503.2700

Re: May Serve Letter by Charter Communications

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the property at <u>Schmoekel Rd and S Santa Clara Rd, Marion, TX 78124</u> is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
- Is this an existing building or new construction?
- Site plans, blue prints, plat maps or any similar data
- The location of any existing utilities or utility easements

-

Please forward this information to **Email:** <u>Stx.NewDevelopment@charter.com</u> Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to Email: Stx.NewDevelopment@charter.com. Please share this information with whoever needs these services.

Sincerely, Jamie Craig Jamie Craig



LJA

Luis Garza

Schmoekel Rd S Santa Clara Rd

Cibolo Texas

Dear Luis Garza,

This letter is in response to your request for information on the availability of service at Schmoekel Rd S Santa Clara Rd Cibolo Texas or development by AT&T.

This letter acknowledges that the above referenced Schmoekel Rd S Santa Clara Rd Cibolo, Texas is located in an area served by AT&T. Any service arrangements for the list development, location, or development will be subject to later discussions and agreements between the developer and AT&T. Please be advised that this letter is not a commitment by AT&T to provide service to the project, location or development.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

**Richard Martinez** 

rx7953@exo.att.com

210-371-6367

## APPENDIX 3.4

## LETTERS OF CORRESPONDENCE



### **City of Cibolo** Planning and Engineering Department 200 S. Main Street, Cibolo, TX 78108 P: 210.658.9900, F: 210.658.8065 E: planning@cibolotx.gov

Fire Marshal. Utility reviewers may include, Guadalupe Municipal Authority (CCMA), CPS Energy, and Green V may include: Texas Department of Transportation, Gu	ay include: Planning, Engineering, Public Works, Parks and Valley Electric Cooperative (GVEC), Cibolo Creek 'alley Special Utility District (GVSUD). Other reviewers
APPLICANT INFORMATION	Deint of Contact, Daniel Dhife
Applicant: KB Homes Email:dphife@kbhome.com	Point of Contact: Daniel Phife Phone: (210) 301-2868
	Phone: (210) 301-2000
Project For Review: Neil Tract	
Minor Plat Preliminary Plat Final	Plat 🗌 Preliminary/Final Plat 🔄 Replat
Site Plan 🛛 Other: Land Study	
<b>REVIEWER INFORMATION AND RECOMM</b>	ENDATION
Organization / Department: GVEC	Person Reviewing: Casie Boos
Email: cboos@gvec.org	Phone: 830-857-5127
	Phone: 030-037-3127
I recommend approval of the following Pr	roject:
I recommend approval with the following	
	C certified service territory. GVEC an provide
electric service to this property pending ea	asement aquisition and agreements with the
developer as set forth in GVEC's tariffs.	
Signature: <b>/</b> • <b>D</b>	Date:
	9/24/24
RETURN TO APPLICANT DATE	
	ed Letter of Certification in person, by fax, or email to the
	ation provided above). The applicant should assign a return
date with the following in mind:	
A Letter of Certification for preliminary plats, final plats	s and replats, or any other type of plat where the Planning
and Zoning Commission and/or the City Council is the	approving authority, the Letter of Certification must be
received in accordance with the Plat Review Checklist. timeline. The plats review cycle is documented by the	A completed application may be submitted within the plat
	Document%20Center/Business/Developme
nt%20Process/Development%20Tools/F	
	har we we have a second of the
A Letter of Certification of minor plats, site plans or any her designee (City Engineer or City Planner) is the app	y construction documents where the City Manager or his/ roving authority is not subject to any calendar cycle.
Return By (date): 1 Oct 2024	



### **City of Cibolo** Planning and Engineering Department 200 S. Main Street, Cibolo, TX 78108 P: 210.658.9900, F: 210.658.8065 E: planning@cibolotx.gov

Application for Letter of Certification

E: planning@cibolotx.gov	
A Letter of Certification is used to facilitate the City's plat a document review processes. Department reviewers may in Fire Marshal. Utility reviewers may include, Guadalupe Val Municipal Authority (CCMA), CPS Energy, and Green Valley may include: Texas Department of Transportation, Guadal	nclude: Planning, Engineering, Public Works, Parks and ley Electric Cooperative (GVEC), Cibolo Creek y Special Utility District (GVSUD). Other reviewers
APPLICANT INFORMATION	
Applicant: KB Homes	Point of Contact: Daniel Phife
Applicant: KB Homes Email:dphife@kbhome.com	Phone: (210) 301-2868
Project For Review: Neil Tract	
Non Hau	
🗌 Minor Plat 🛛 Preliminary Plat 🗌 Final Pla	at 🔲 Preliminary/Final Plat 🔄 Replat
🗌 Site Plan 🛛 🛛 Other: Land Study	
<b>REVIEWER INFORMATION AND RECOMMEN</b>	IDATION
	Person Reviewing: Faur Bashan
Organization / Department: GVSUD	
Email: Thashan egysud.ory	Phone:
I recommend approval of the following Proje	SUL,
I recommend approval with the following co	onditions:
Signature: / Z Da	te:
	9/72/21
DETUDN TO ATEL TOANT DATE	16764
RETURN TO APPLICANT DATE	Latter of Cartification in parson by fax or amail to the
It is the applicant's responsibility to submit a completed Planning and Engineering Department (contact informatio	n provided above). The applicant should assign a return
date with the following in mind:	
A Letter of Certification for preliminary plats, final plats an	nd replats, or any other type of plat where the Planning
and Zoning Commission and/or the City Council is the app	proving authority, the Letter of Certification must be
received in accordance with the Plat Review Checklist. A c	completed application may be submitted within the plat
timeline. The plats review cycle is documented by the "Pla	ats and Land Study Calendar," available online at:
https://cms2.revize.com/revize/cibolo/Doc	cument%20Center/Business/Developme
nt%20Process/Development%20Tools/Pla	t%20Application%20Calendar.pdf.
	the design of the other the Other Management is the
A Letter of Certification of minor plats, site plans or any control her designee (City Engineer or City Planner) is the approv	onstruction documents where the City Manager or his/
Return By (date): 1 Oct 2024	ing autionity is not subject to any calendar cycle.

City of Cibolo, Letter of Certification, version 1, rev. 1 (6/7/2023)



## City of Cibolo

Planning and Engineering Department 200 S. Main Street, Cibolo, TX 78108 P: 210.658.9900, F: 210.658.8065 E: planning@cibolotx.gov

A Letter of Certification is used to facilitate the City's plat a document review processes. Department reviewers may inc Fire Marshal. Utility reviewers may include, Guadalupe Valle Municipal Authority (CCMA), CPS Energy, and Green Valley may include: Texas Department of Transportation, Guadalu	clude: Planning, Engineering, Public Works, Parks and ey Electric Cooperative (GVEC), Cibolo Creek Special Utility District (GVSUD). Other reviewers
APPLICANT INFORMATION	Definition of Country at All a loss One and
Applicant: LJA	Point of Contact: Nicholas Gower
Email:ngower@lja.com	Phone:(210) 503-2744
Project For Review: Neil Tract	
Minor Plat Preliminary Plat Final Plat	Preliminary/Final Plat 🗌 Replat
Site Plan 🛛 Other: Land Study	-
REVIEWER INFORMATION AND RECOMMENT	DATION
Organization / Department: AT&T	Person Reviewing:
	-
Email:	Phone:
	-+.
☐ I recommend approval of the following Project	.t:
I recommend approval with the following con	iditions:
PLEASE INCLUDE AT&T IN ANY ELECTRIC	EASEMENTS GRANTED. IF
ANY EXISTING AT&T FACALITIES NEED TO BE	
OR RELOCATED, CWOTS (CUSTOM WORK OF	RDER/CONSTRUCTION) CHARGES
WILL APPLY.	
Signature: Three Sault Date	ייב
han Sall	
	10/2/2024
RETURN TO APPLICANT DATE	
It is the applicant's responsibility to submit a completed Le	
Planning and Engineering Department (contact information date with the following in mind:	provided above). The applicant should assign a return
A Letter of Certification for preliminary plats, final plats and	replats, or any other type of plat where the Planning
and Zoning Commission and/or the City Council is the appro	oving authority, the Letter of Certification must be
received in accordance with the Plat Review Checklist. A con	npleted application may be submitted within the plat
timeline. The plats review cycle is documented by the "Plats	
https://cms2.revize.com/revize/cibolo/Docu	
nt%20Process/Development%20Tools/Plat%	<u>%20Application%20Calendar.pdf</u>
	should be a subscription of the second se
A Letter of Certification of minor plats, site plans or any con- her designee (City Engineer or City Planner) is the approving	struction documents where the City Manager or his/
Return By (date): 1 Oct 2024	



#### **City of Cibolo** Planning and Engineering Department 200 S. Main Street, Cibolo, TX 78108 P: 210.658.9900, F: 210.658.8065

	E: planning@cibolotx.gov	
document review Fire Marshal. Utilit Municipal Authorit may include: Texa	processes. Department reviewers may inc y reviewers may include, Guadalupe Vall y (CCMA), CPS Energy, and Green Valley as Department of Transportation, Guadalu	pplication, site plan review, or other construction clude: Planning, Engineering, Public Works, Parks and ey Electric Cooperative (GVEC), Cibolo Creek Special Utility District (GVSUD). Other reviewers upe County, or a third party consultant.
APPLICANT IN	FORMATION	Daint of Contact Nicholas Couver
Applicant: LJA Email:ngower@	@lja.com	Point of Contact: Nicholas Gower Phone: (210) 503-2744
Project For Review		
🗌 Minor Plat	Preliminary Plat 🗌 Final Plat	: 🗌 Preliminary/Final Plat 🗌 Replat
🗌 Site Plan	Other: Land Study	_
<b>REVIEWER IN</b>	FORMATION AND RECOMMEN	DATION
	Department: Spectrum	Person Reviewing:
Email:		Phone:
J recommen	d approval of the following Project	ct:
I recommen	nd approval with the following cor	nditions:
Signature: Jamie Cr	aig Spectrum Cable	e: 9/24/24
<b>RETURN TO A</b>	PPLICANT DATE	
	neering Department (contact information	etter of Certification in person, by fax, or email to the provided above). The applicant should assign a return
and Zoning Commi received in accorda timeline. The plats <u>https://cms2.</u>	ission and/or the City Council is the appro ance with the Plat Review Checklist. A cor review cycle is documented by the "Plats revize.com/revize/cibolo/Docu	replats, or any other type of plat where the Planning oving authority, the Letter of Certification must be npleted application may be submitted within the plat and Land Study Calendar," available online at: <u>ument%20Center/Business/Developme</u> %20Application%20Calendar.pdf.
		struction documents where the City Manager or his/ g authority is not subject to any calendar cycle.

Return By (date): 1 Oct 2024

City of Cibolo, Letter of Certification, version 1, rev. 1 (6/7/2023)

## APPENDIX 3.5

## WATER SERVICE FEASIBILITY STUDY

Veramendi Precinct Unit 18-2 & 19-1 K:\SA164 KB Home\2402 Neill Tract\426 Site Development Plans\ENGR-Documents & Calculations\EDR\Appendicies.docx

### TRANSMITTAL



TRANSMITTAL ID:	DATE:
PURPOSE:	VIA:
GVSUD PROJECT NAME:	
GVSUD PROJECT NUMBER:	
SUBJECT:	

FROM											
NAME	COMPANY	EMAIL	PHONE								
то											
NAME	COMPANY	EMAIL	PHONE								
WE ARE SENDING YOU ATTACHED UNDER SEPARATE COVER VIA											
Feasibility Study	Plan Approval Letter	Revised Plans/Plats	Documents								
🗌 NSSA	Invoice	Testing Reports	Other								
QUANTITY	DESCRIPTION										
THESE ARE TRANS	MITTED as checked below:										
For Approval	For Correction	Approved	For Your Use								
For Signature	As Requested	For Review and Co	omment								
REMARKS:											

COPY TO:

SIGNED:



Date: June 14, 2024

- To: Mr. Gabe Cantu Manager – Development & CIP Green Valley Special Utility District 605 FM 465 Marion. Texas 78124
- From: Utility Engineering Group, PLLC Garry Montgomery, P.E. 191 N. Union Avenue New Braunfels, Texas 78130



RE: Neill Tract – Schmoekel Road – City of Cibolo ETJ – Water Service Request

#### Project Name: Neilll Tract

Equivalent Dwelling Unit (EDU) requested: 351 Residential, 4 Irrigation EDUs

**Project Description:** GVSUD received a request for service for a 351 lot residential subdivision within the District's water CCN. The development will be completed as a phased development.

**Project Service Requirements:** To serve the tract, the applicant will be required to connect to the proposed 16 inch waterline west of the tract on Schmoekel Road and extend a 12-inch waterline through their development frontage along Schmoekel Road.

**Developer Cost:** The developer cost associated with these meter sets are estimated to total \$2,295,075 for impact fee, water acquisition fees, tap, meter set, and deposit. The water acquisition fees at the current rate of \$2,000 per EDU will be due at the time of construction plan submission and total \$710,000. Final fees will be based on the then applicable fee at the time that the payment is due to the District as approved by the Board of Directors. The waterline extension is estimated to cost \$407,740. The developer will be responsible for the cost of the waterline and any associated easements. GVSUD will design, bid and manage the project through construction.

**GVSUD Cost:** No GVSUD oversizing or extension costs are associated with this application.

Contract Conditions: All standard contract provisions apply.

- End Memo -



# Green Valley Special Utility District Neill Tract Water Service Feasibility Study

June 2024

Prepared by: Utility Engineering Group, PLLC 191 N. Union Avenue New Braunfels, Texas 78130 Phone: (830) 214-0521 (Office) TBPE Firm No. 18712 UEG Project No. 6096-261

**Location Map:** 







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1.	Introduction	3							
2.	Land Use Projections	3							
3.	Water Availability	3							
4.	Existing GVSUD Infrastructure	4							
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4.2	Impact to the District's Distribution System								
4.3	Calculated Pressure								
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5.	Fireflow Demand Request	6							
6.	Estimated Costs	6							
7.	Conclusions and Recommendations	7							
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### 1. Introduction

Green Valley Special Utility District (GVSUD) received the subject application for a residential development from KB Homes for the property located on Schmoekel Road just east of Santa Clara Road in Marion, Texas also referred to as the Neill Tract on May 16, 2024.

This feasibility study reviews and analyzes the proposed development layout, required easements, and projected water demand. UEG has included water use projections based on the application for service and historical water use for the District.

Once this feasibility study has been reviewed by GVSUD staff the applicant will receive a copy for review, and if the terms are acceptable a water service contract will be established for the development.

### 2. Land Use Projections

The subject tract is located within the City of Cibolo Extra Territorial Jurisdiction (ETJ) and Guadalupe County. The property is located west of the intersection of Schmoekel Road and Santa Clara Road on the south side of the Schmoekel Road right of way. The property currently is undeveloped and has access to water service from GVSUD. The applicant intends to develop a total of 351 residential lots on the 67.5-acre tract. The applicant has requested a total of 351 - 5/8" x 3/4" water meters for potable demand and 4 irrigation meters for a total of 355 Equivalent Dwelling Units (EDU) The historic water demand for connections within the District has been 0.34 acre-feet per connection, however we typically project a demand of 0.4 acre-feet per connection as a conservative assumption. With the 0.4 acre-feet per connection demand, this request totals 142 acre-feet per year.

### 3. Water Availability

GVSUD currently has adequate water supply available to meet the application request

under the Canyon Regional Water Authority (CRWA) Water Supply Contract through the Wells Ranch Phase II and the ARWA Phase I agreement. To aid in GVSUD's longterm planning efforts, we encourage developers to manage the water resources in the most efficient manner. This can be achieved by reducing irrigation demand, water conservation efforts and ensuring that waterline installation is completed correctly, and with adequate bedding materials. This reduces the number of leaks and associated water losses within the system over time.

Based on the number of services and amount of water requested in this application, UEG concludes that GVSUD has adequate water supply to meet the request for potable water for the proposed subdivision.

### 4. Existing GVSUD Infrastructure

The following section quantifies the impact to existing GVSUD storage, pumping and distribution infrastructure. This analysis also investigates the impact of the request on the GVSUD water supplies. These supplies include well water and surface/groundwater from the District's Wholesale Provider(s).

### 4.1 Impact to Water Supply

GVSUD currently has adequate water supply for this development through the District's Wholesale Provider, Canyon Regional Water Authority (CRWA) and the ARWA Phase I project. GVSUD will serve this development from the Bolton Road Meter Station and Wagner Booster Pump Station. These facilities provide adequate pump, storage and production capacity to meet the long-term need of the property based on the application for service. No additional water rights or production capacity is required for the District to meet the request of this application. In the future this tract will be served by Plant 15 on Lower Seguin Road and utilize CRWA Wells Ranch Water.

### 4.2 Impact to the District's Distribution System

Currently, GVSUD is planning a 16-inch distribution waterline that will be located approximately 500 feet west of the subject tract. The applicant will be responsible for the cost of installing their internal waterlines as well as all other appurtenances including fire hydrants within the property which must be compliant with the fireflow criteria of the local jurisdiction. The applicant will also be responsible for the cost of design, easement acquisition and construction to install a 12 inch main along the road frontage of Schmoekel Road to tie into the 16 inch main that the District has currently in design and easement acquisition phase located west of the development parcel as shown on the attached GIS exhibit. No additional distribution system upgrades will be required by the District.

### 4.3 Calculated Pressure

The proposed development will be served by the Bolton Road Meter Station, which serves a pressure plane elevation of 821 feet msl. There is a pressure reducing valve at this site, this valve may need to be adjusted depending on build out of the area. Based on the topographic survey, the proposed development has an approximate maximum elevation of 625 feet msl. This equates to 196 feet of head, or a static pressure of 85 psi. The lowest elevation on the tract is 620 msl. This equates to 201 feet of head, or a static pressure of 87 psi.

### 4.4 Impact to Water Storage

The Wagner Booster Pump Station currently has 4,000,000 Gallons of Storage Capacity onsite for retail customers. This site can also be supplied by the Bolton Road Meter Station depending on system operation. Both supplies provide adequate storage, pumping capacity and pressure. GVSUD also has redundant storage within the distribution system to reliably serve this proposed Subdivision. No additional storage is required to meet this request.

### 5. Fireflow Demand Request

The applicant is required to meet the fireflow requirements for the authority having jurisdiction over the property location. In this case the applicant's property falls within the City of Cibolo ETJ and Guadalupe County. The county will require compliance with the International Fire Code and the applicant requests 1,500 gpm at 25 psi residual pressure. This is common for residential land uses.

The District has adequate water supply, pumping capacity and distribution lines to meet the fireflow demand requested with the line extensions proposed in Section 4 of this report. The applicant will be responsible for ensuring that the internal water distribution system for the development is adequately sized to meet the required flows and spacing requirements of the applicable local codes.

### 6. Estimated Costs

The applicant has requested 351 residential connections with 5/8"x 3/4" meters plus 4 standard irrigation meters, totaling 355 EDUs of service. As of June 1, 2019, the District cost of a residential connection is \$6,465 per connection. This cost includes the impact fees, water acquisition fees, meter costs, inspection and account deposit. This equates to a total of \$2,295,075 for the 355 standard water meters. The water acquisition fee, included in the total cost provided above, will be due at the time of construction plan submission and totals \$710,000 at the current rate of \$2,000 per EDU. All fees will be at the then applicable rate as approved by the board at the time payment is due for the development.

The waterline extension is estimated to cost \$407,740 including easements, design, construction and inspection costs. GVSUD will manage the design, easement acquisition and construction for the distribution main on Schmoekel Road. The developer will be billed in accordance with the NSSA for the project.

### 7. Conclusions and Recommendations

Green Valley Special Utility District's existing water system is capable of serving this proposed development with domestic water service. The conclusions and recommendations outlined in this report are met by the proposed development and approved by the GVSUD Board of Directors.

The following conditions are provided for GVSUD's consideration:

- A. The applicant complies with GVSUD's current policies and pays all applicable fees at the time of Development.
- B. The required easement certification is provided on the recorded plat and any required easements are dedicated to the District. Attachment 2 contains the certification required by the District. If a right-of-way dedication is required by the City, additional easement and expenses may be assessed.
- C. GVSUD staff and consultants approve the location, size, material type and all appurtenances prior to construction and final acceptance of the project. GVSUD standard waterline specifications and details shall be followed and a GVSUD inspector shall be present during installation and testing of the infrastructure.
- D. Electric, telephone, and any other utilities shall remain outside of the GVSUD easement unless specifically agreed to in writing by GVSUD.
- E. Fire hydrants shall be spaced as required by the International Fire Code and City of Santa Clara.
- F. After construction completion and GVSUD acceptance, all water distribution improvements shall be dedicated to and maintained by GVSUD. The contractor and/or developer shall warranty all construction and material for a period of one year. All system improvements that are not prepared by GVSUD must be submitted to GVSUD for review and approval prior to construction. Any work completed without approved plans and inspection by GVSUD will be removed and/or replaced by the applicant at the sole expense of the applicant.
- G. The applicant is responsible for the design and construction of its internal waterline through the development. All easements required by GVSUD shall be granted and/or acquired at the developer's cost. The applicant is also responsible

for the cost of extending/tying in to the proposed 16 inch waterline on Schmoekel Road and terminating the extension at the eastern end of their parcel on Schmoekel Road which will be designed and managed through construction by GVSUD.

This water service feasibility study is subject to the approval and/or modification by the GVSUD Board of Directors after consideration of the information provided herein and the application of the policies of GVSUD. This study is based on the application for service submitted May 16, 2024 if changes or additions are made to the development this study should be revisited.

Attachment 1 – Easement Certification

#### 8. GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

This land development plat has been submitted to and approved by Green Valley Special Utility District for Easements. Upon request of the Customer and payment of the required fees, the District will provide domestic water service and/or wastewater service to each lot in this Subdivision, by Agreement with the Developer.

Agent

Green Valley Special Utility District

### 9. EASEMENT CERTIFICATE

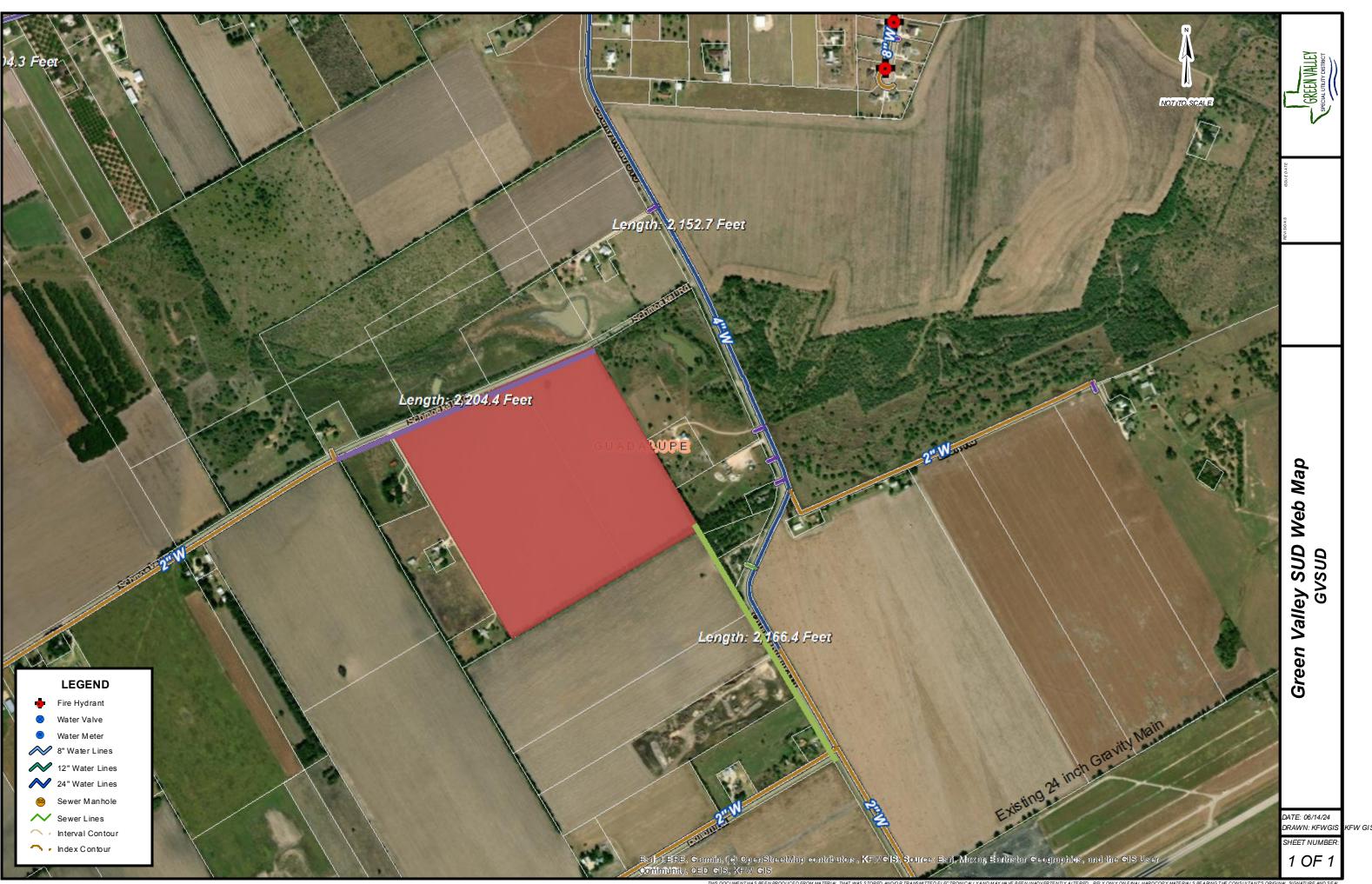
The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement marked as "GVSUD Waterline Easement", "GVSUD Sewer Easement" or "GVSUD Reuse Water Easement" as applicable with the right to erect, construct, install, and lay and thereafter access and use, operate, inspect, repair, maintain, replace, upgrade, parallel and remove water or waste-water transmission, collection and/or distribution lines and appurtenances and any other facilities necessary to serve Grantors' property, as well as the Grantee's current and future system-wide customers, together with the right of ingress and egress under, over and across Grantor's adjacent lands and in all streets and byways for the purpose for which the above mentioned rights are granted, including the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto.

It is agreed and understood that no other utilities shall be installed within our easement to include but not limited to permanent structures and/or buildings, concrete slabs, sidewalks, walls, and pavements. Any monetary loss to Green Valley SUD resulting from modifications required of utility equipment located within said Easements due to grade change or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but is not obligated to restore it to a pre-existing condition.

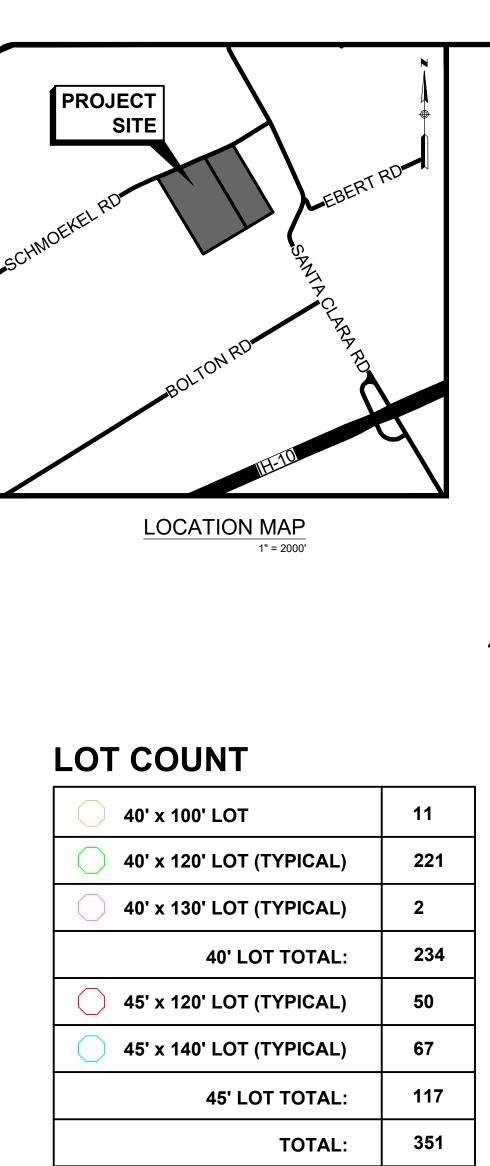
The Easement conveyed herein was obtained or improved through Federal financial assistance. This Easement is subject to the provision of Title VI of the Civil Rights Act of 1964, and the regulations issued pursuant thereto for so long as the Easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

REV 05/24

### Attachment 2 – GIS Exhibit



Attachment 3 – Developer's Land Plan



45' MIN DRAINAGE EASEMENT

45' MIN DRAINAGE EASEMENT

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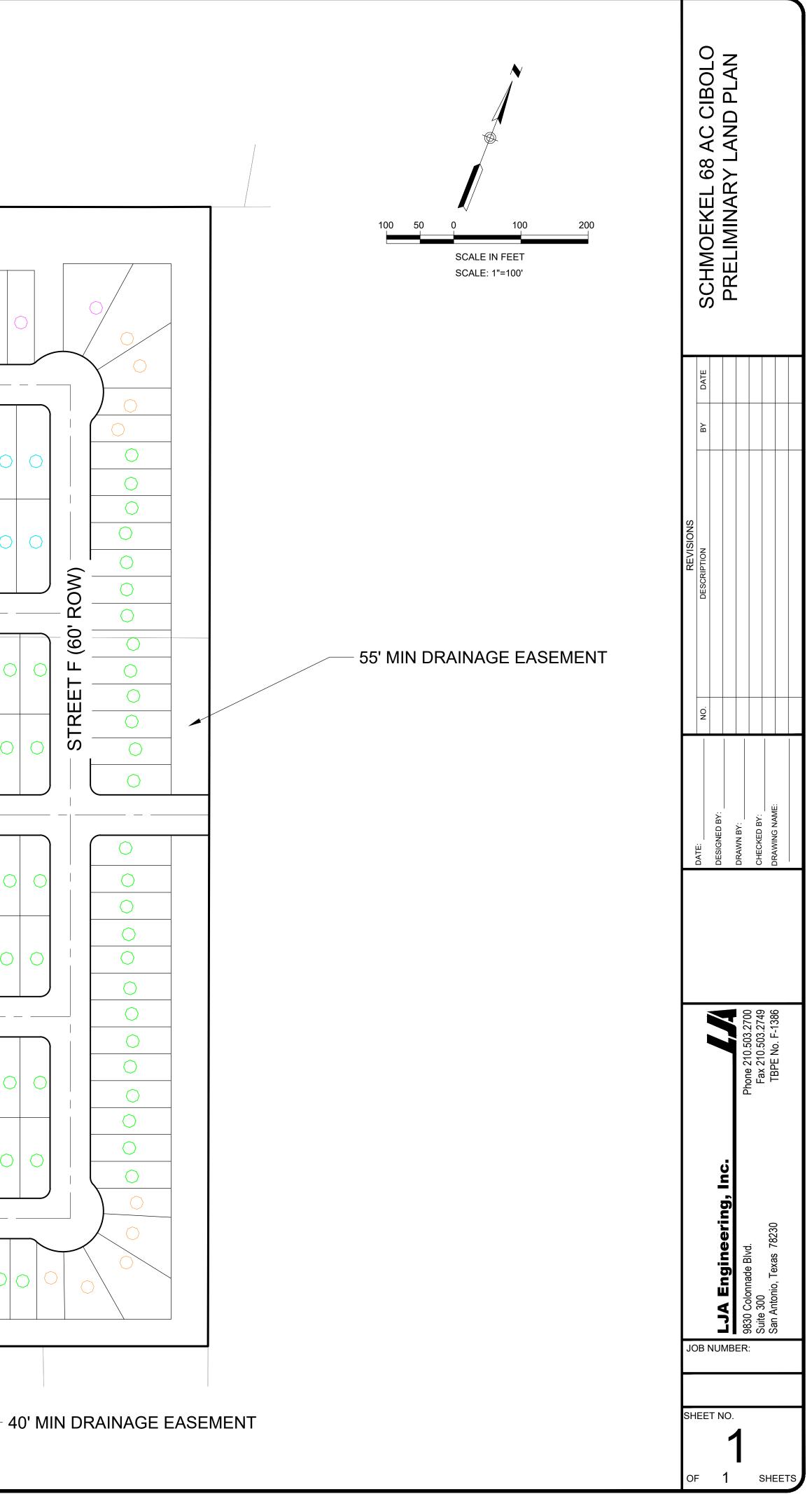
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SCHMOEKEL RD (50' |

30' MONUMENT LOT

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## APPENDIX 3.6

## WASTEWATER SERVICE FEASIBILITY STUDY

### TRANSMITTAL



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GVSUD PROJECT NAME:	
GVSUD PROJECT NUMBER:	
SUBJECT:	

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🗌 NSSA	Invoice	Invoice  Testing Reports								
QUANTITY	DESCRIPTION									
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For Approval	For Correction	Approved	E For Your Use							
For Signature	As Requested	For Review and	☐ For Review and Comment							
REMARKS:										

COPY TO:

SIGNED:



Date: June 14, 2024

- To: Mr. Gabriel Cantu Green Valley Special Utility District 605 FM 465 Marion, Texas 78124
- From: Utility Engineering Group, PLLC Garry Montgomery, P.E. 191 N. Union Avenue New Braunfels, Texas 78130



RE: Neill Tract - City of Cibolo ETJ - Sewer Service Request

#### Project Name: Neill Tract Equivalent Dwelling Unit (EDU) requested: 351 Residential EDUs

**Project Description:** GVSUD received a request for service for a 351 EDU residential development within the District's sewer CCN. The development will be served by the Santa Clara WWTP through the Phase I collection system and an offsite extension to the development.

**Project Service Requirements:** To serve the tract, the developer will be responsible for the cost of the design and construction of the collection system for the development and connect to the collection main along Bolton Road as shown on the attached GIS exhibit and described in the study. The developer is responsible for the cost of easements, design and construction of the offsite gravity main. GVSUD will control the design, easement acquisition and construction of the offsite gravity main and the developer will be billed as discussed in the NSSA for the project.

**Developer Cost:** The developer CIAC fee associated with this application totals \$2,100,735 at the current rate. The CIAC fee will be due at the time of construction plan submittal and will be assessed at the then applicable rate as set by the Board of Directors. The offsite gravity main extension is estimated to cost \$487,440.

**GVSUD Cost:** GVSUD cost participation is not required for service to this tract as presented in the study with the exception of the required plant expansion to meet development demand.

Contract Conditions: Standard contract conditions apply.

- End Memo -



# Green Valley Special Utility District Neill Tract Wastewater Service Feasibility Study

**Location Map:** 



## Prepared For:



Green Valley Special Utility District P.O. Box 99 Marion, TX 78124 Phone: 830-914-2330 Fax: 830-420-4138

## Prepared By:





Utility Engineering Group, PLLC 191 N. Union Avenue New Braunfels, Texas 78130 Phone: (830) 214-0521 (Office) TBPE Firm No. 18712 UEG Project No. 6096-261

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### 1. Introduction

Green Valley Special Utility District (GVSUD) received the subject application for nonstandard wastewater service from Mosaic Development for their residential development on May 16, 2024. Utility Engineering Group, PLLC (UEG) was authorized to prepare a wastewater feasibility study for the proposed development on May 31, 2024.

This wastewater feasibility study reviews and analyzes the proposed development layout, required easements, and projected wastewater treatment capacities. UEG has included wastewater projections based on the application for service and the land use projections for the development. The design assumptions are consistent with the GVSUD Wastewater Design Criteria and the Texas Commission on Environmental Quality (TCEQ).

Once this feasibility study has been reviewed by GVSUD staff it will be presented to the applicant for review, and if the terms are acceptable, a wastewater service contract will be executed for the proposed development.

## 2. Land Use Projections

The Neill Tract property is located within the City of Cibolo Extra Territorial Jurisdiction (ETJ) and Guadalupe County. The property is located east of Santa Clara Rd; and fronts Schmoekel Road. Currently, the property is vacant and does not have any wastewater service from GVSUD or any other entity. The applicant intends to develop 4 phases on the property with a total of 351 Equivalent Dwelling Units (EDUs). Timing of service to this tract will be discussed in further detail in section 4 of this report. The wastewater connections will adhere to Green Valley's Wastewater planning factors, their Equivalent Dwelling Units (EDU) conversion factors, the anticipated Average Daily Flows, Peak Dry Weather Flow, and Peak Wet Weather Flow projections. The evaluation of the overall connections and actual demand request for this property will be

further analyzed and discussed later in this report.

### 3. <u>Wastewater Service Approach</u>

The District has the required TPDES permit to serve this tract through the Santa Clara Creek WWTP. This development will utilize capacity in the Santa Clara WWTP, future plant expansion and associated collection system.

## 4. Proposed GVSUD Infrastructure

The following section identifies the demand, impact, and approach the District will take to provide permanent wastewater services to this tract. This analysis will also investigate the impact of the requested services within the District's wastewater system and associated capacity requirements.

### 4.1 Impact to Wastewater Demand

The District has experienced growth within this sewershed and has a phased discharge permit and wastewater treatment plant (WWTP) to serve the growth in this sewershed. This development will utilize excess capacity in the second phase plant expansion and permit as currently issued. The District has begun planning the expansion of the WWTP and this development will utilize capacity in that plant. Service will not be available to the development until the expansion of the wastewater treatment plant is completed.

## 4.2 District's Collection System and Approach

The Santa Clara Creek No. 1 Wastewater Treatment Plant is located near IH-10 and Linne Rd and is currently in operation. The first phase of the plant is 250,000 gallons per day with future expansions up to 2.5 million gallons per day. GVSUD has constructed a 14.2 mile gravity trunk main that delivers flow to the Treatment Facility and provide service to over 18,000 acres of service area within the CCN and Santa Clara Creek Sewershed. The 24 inch gravity main that this development will utilize has been constructed and is in service. The development will be served by a new gravity main extension to the existing gravity main that is located on the southern right of way of Bolton Road as shown on the attached GIS exhibit, just south of the development. The applicant will be responsible for the costs associated with the offsite sewer extension with a minimum 12-inch gravity main/manholes, easement acquisition, permitting and construction. GVSUD will manage the project design, easement acquisition and construction.

GVSUD has acquired the required Texas Pollutant Discharge Elimination System Permit (WQ0015360001) to serve the interim phase of the facility consisting of 0.25 million gallons per day (MGD) of treated effluent and included a second phase of 0.625 MGD in the most recent renewal. Ultimately, the District will expand the Santa Clara facility to a 2.5 MGD plant which is currently permitted under the same discharge permit.

This development can be served by the existing 24 inch gravity main on Bolton and Santa Clara Road south of the development or through the proposed gravity main in the Marion Oaks development which will begin construction soon. We anticipate this development being served by the Bolton/Santa Clara gravity main, however, once design commences on the development, GVSUD will consider either service option. The development will be responsible for verifying and providing an analysis of the Marion Oaks gravity main to ensure adequate capacity is available or identify any oversizing/upgrades that need to occur in that segment of collection system.

## 4.3 Wastewater Planning and Determination

UEG will utilize GVSUD wastewater planning factors in order to provide an accurate flow for both proposed tracts. The contributing factors are as follow:

• Wastewater Flow: 300gpd/EDU

- Infiltration/Inflow: 300gpd/Acre.
- Peaking Factor Dry Weather Flow: 4.0

Landplan Usage	EDU Conversion Factor	Total EDU's	Area (Acres)	Average Dry Weather Flow (GPM)	Peak Dry Weather Flow (GPM)	Peak Wet Weather Flow (GPM)
Neill Tract	5.2	351	67.5	73.1	292.5	306.6

The District's wastewater planning factors were approved by the Board of Directors and are consistent with the Texas Commission on Environmental Quality (TCEQ) regulations.

## 4.4 Proposed Land Plan Wastewater Projections

Based on the land plan study, the density per acre equates to 5.2 EDU/AC for the proposed subdivision. A total of 351 EDU of service have been requested by the applicant, which will produce an effluent of approximately 306.6 gpm, or a Peak Wet Weather Flow of approximately 441,450 gallons per day at full buildout. The average day flow to the treatment plant would be approximately 105,300 gallons per day, which will be the basis of CIAC fee calculations and permitting. The District will need to expand the plant well in advance of the final buildout of this proposed development.

## 5. Estimated Costs

Currently, the District's cost per Wastewater EDU is \$5,985 which is a contribution from the developer in aid of construction. The Contribution in Aid of Construction (CIAC) will be due at the time of construction plan submission and totals \$2,100,735 at the current rate. The total estimated cost of the 12 inch gravity main extension to and through the development frontage is \$487,440 for the 2,166 If of gravity main, manholes, restoration, design and construction administration.

The developer will also be responsible for the easements and the cost of design/construction for the offsite sewer main. GVSUD will acquire the offsite easements at the developer's expense.

### 6. Conclusions and Recommendations

The following conditions are provided for GVSUD's consideration:

- A. The applicant complies with GVSUD's current policies and pays all applicable fees at the time of Development.
- B. The required easement certification is provided on the recorded plat and any required easements are dedicated to the District. Attachment 2 contains the certification required by the District.
- C. GVSUD staff and consultants approve the location, size, material type and all appurtenances prior to construction and final acceptance of the project. GVSUD standard wastewater specifications shall be followed and a GVSUD inspector shall be present during installation and testing of the infrastructure. The applicant is responsible for the design and costs associated with the internal infrastructure to serve their development, including but not limited to: gravity mains, manholes, lift stations, forcemains and associated appurtenances to deliver flow to the GVSUD collection system. GVSUD may elect to oversize components of the Developer's collection system to serve adjacent tracts. We request that the developer and their design team work closely with GVSUD during design to ensure that the collection system is acceptable to GVSUD.
- D. Electric, telephone, and any other utilities shall remain outside of the GVSUD easement unless specifically agreed to in writing by GVSUD.
- E. After construction completion and GVSUD acceptance, all wastewater collection improvements shall be dedicated to and maintained by GVSUD. The contractor and/or developer shall warranty all construction and material for a period of one year. All system improvements that are not prepared by GVSUD must be submitted to GVSUD for review and approval prior to construction. All infrastructure design shall conform to the GVSUD and TCEQ design guidelines,

standards and details. Any work completed without approved plans and inspection by GVSUD will be removed and/or replaced by the applicant at the sole expense of the applicant.

- F. The developer will be responsible for the cost of the CIAC fees, the fee at the time of this study is \$5,985 per EDU. The developer will pay the fee as approved by the Board at the time of construction plan approval with subsequent units of the development. Service will not be available until the plant expansion is funded, designed and constructed.
- G. The developer will be responsible for any easements and the cost of design/construction of the offsite sewer main to service the tract as discussed in this study.

This wastewater feasibility study is subject to the approval and/or modification by the GVSUD Board of Directors after consideration of the information provided herein and the application of the policies of GVSUD. This study is based on the application for service submitted May 16, 2024. If changes or additions are made to the development this study should be revisited.

## Attachment 1 – Easement Certification

### 7. GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE

This land development plat has been submitted to and approved by Green Valley Special Utility District for Easements. Upon request of the Customer and payment of the required fees, the District will provide domestic water service and/or wastewater service to each lot in this Subdivision, by Agreement with the Developer.

Agent

### Green Valley Special Utility District

### 8. EASEMENT CERTIFICATE

The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, dedicates to the Green Valley Special Utility District of Marion, Texas, its successors and assigns, a perpetual Easement marked as "GVSUD Waterline Easement", "GVSUD Sewer Easement" or "GVSUD Reuse Water Easement" as applicable with the right to erect, construct, install, and lay and thereafter access and use, operate, inspect, repair, maintain, replace, upgrade, parallel and remove water or waste-water transmission, collection and/or distribution lines and appurtenances and any other facilities necessary to serve Grantors' property, as well as the Grantee's current and future system-wide customers, together with the right of ingress and egress under, over and across Grantor's adjacent lands and in all streets and byways for the purpose for which the above mentioned rights are granted, including the right to remove from said lands all trees, shrubs, grasses, pavements, fences, structures, improvements, or other obstructions which may interfere with the facility or the access thereto.

It is agreed and understood that no other utilities shall be installed within our easement to include but not limited to permanent structures and/or buildings, concrete slabs, sidewalks, walls, and pavements. Any monetary loss to Green Valley SUD resulting from modifications required of utility equipment located within said Easements due to grade change or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations. Upon entering in and upon said Easement, the District will endeavor to restore the land surface to a useable condition but is not obligated to restore it to a pre-existing condition.

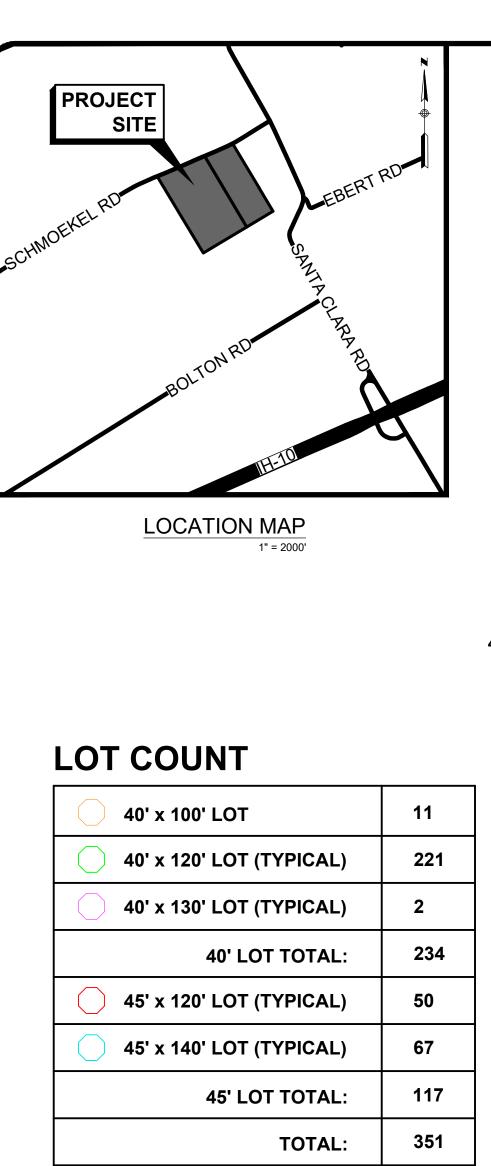
The Easement conveyed herein was obtained or improved through Federal financial assistance. This Easement is subject to the provision of Title VI of the Civil Rights Act of 1964, and the regulations issued pursuant thereto for so long as the Easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

REV 05/24

Attachment 2 – GIS Exhibit



## Attachment 3 – Developer Land Plan



45' MIN DRAINAGE EASEMENT

45' MIN DRAINAGE EASEMENT

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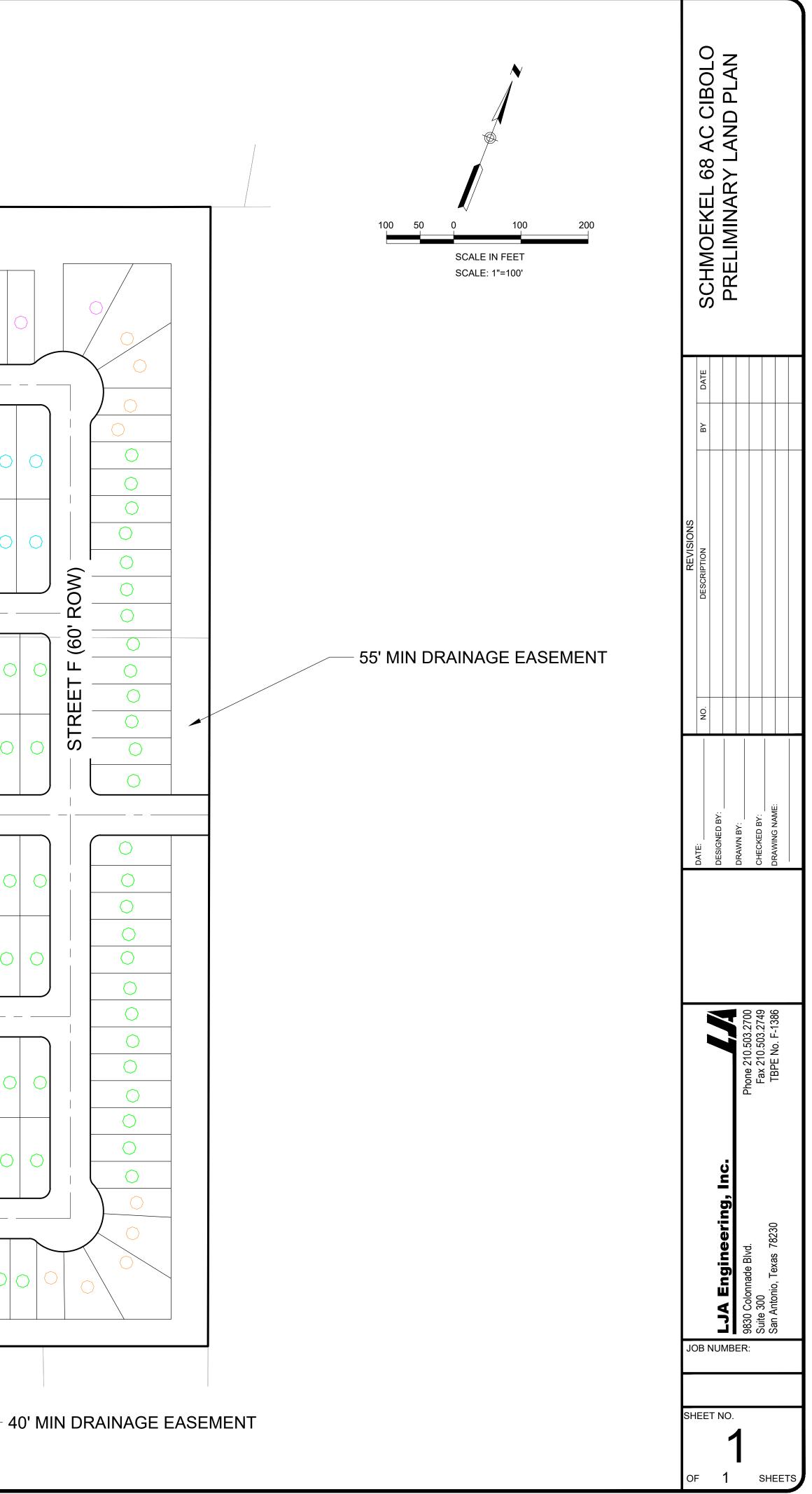
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SCHMOEKEL RD (50' |

30' MONUMENT LOT

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## **APPENDIX 3.7**

# STREET NAMES

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## APPENDIX 3.8

# TRAFFIC IMPACT ANALYSIS



**Neil Tract** 

Schmoekel Road & Santa Clara Road

## **TRAFFIC IMPACT ANALYSIS**

**PREPARED FOR:** 



## **PREPARED BY:**





10/07/2024

Oscar Michael Garza, PE, PTP, PTOE, RSP1 Legacy Engineering Group **Guadalupe County** 

October 2024

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- APPENDIX B TRAFFIC DATA
- APPENDIX C SYNCHRO OUTPUT REPORTS
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- APPENDIX E PAGES TAKEN FROM KAYDEN SPRINGS TIA REPORT
- APPENDIX F PAGES TAKEN FROM MARION OAKS TIA REPORT
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- APPENDIX H APPROACH VOLUMES
- APPENDIX I RECOMMENDED ROADWAY IMPROVEMENTS



### PROJECT DESCRIPTION

### INTRODUCTION

Legacy Engineering Group was retained to prepare a Traffic Impact Analysis for the proposed Neil Tract development located near the intersection of Santa Clara Road and Schmoekel Road near Marion, Texas. A general project location map is shown in Figure 1 with a zoom-in of the study area.

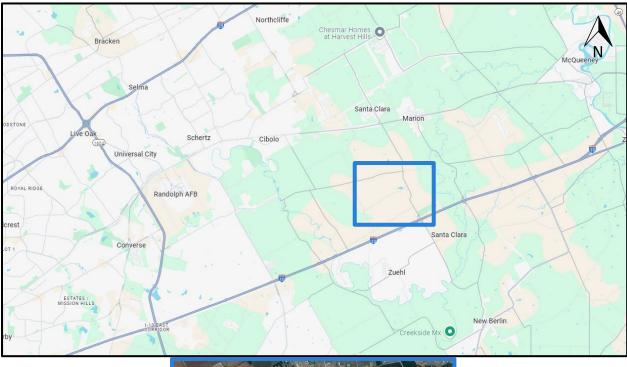




Figure 1 – Project Location Map



As per the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> Edition), the proposed development will generate as many as 233 trips during the weekday AM peak hour and 313 trips during the weekday PM peak hour.

In accordance with Guadalupe County requirements, a Traffic Impact Analysis (TIA) has been prepared for this project. Figure 2 shows the proposed site plan.



Figure 2 – Proposed Development Site Plan

The proposed development will include a 333-unit Single-Family Detached Housing (ITE Code: 210) Subdivision with two proposed access points, Access #1 and Access #2, located along Schmoekel Road approximately 1,400 LF and 2,100 west of Santa Clara Road, respectively. Both access points will function as full access intersections and are shown in Figure 2.



### PROJECT STUDY AREA

The proposed project study area is highlighted in Figure 3 (an aerial image obtained from Google Earth Pro) and includes the study intersections (Schmoekel Road & Stotle Road, Lower Seguin Road & Santa Clara Road, Santa Clara Road & Bolton Road, and the proposed access locations.)



Figure 3 – Aerial Image of Proposed Development & Study Intersections

### PHASE TIME-LINE

The proposed development is anticipated to be constructed in two phases over three years. A 9% growth rate, agreed upon with the scoping meeting, was considered within this analysis. Additionally, background traffic was incorporated into this analysis from the TIA Reports conducted for the nearby Kayden Springs, Marion Oaks, and Dove Song developments.

The LOS analysis will be conducted in two phases as follows:

- 1. 2025 Phase I 125 Single-Family Detached Houses (ITE Code: 210)
- 2. 2027 Full Build-Out 208 Single-Family Detached Houses (ITE Code: 210) (333 total dwelling units)



### EXISTING CONDITIONS

### EXISTING ROADWAYS

#### Santa Clara Road

Santa Clara Road is a two-lane undivided roadway which extends in a general north-south direction and has a variable speed limit of 35-45 mph within the study limits. Santa Clara Road can be seen in Figure 4 below.



Figure 4 – Santa Clara Road Facing South

#### Schmoekel Road

Schmoekel Road is a two-lane undivided roadway which extends in a general east-west direction and has a posted speed limit of 40 mph. Schmoekel Road can be seen in Figure 5 below.



Figure 5 – Schmoekel Road Facing West



Neil Tract Traffic Impact Analysis

#### Lower Seguin Road

Lower Seguin Road is a two-lane undivided roadway which extends in a general east-west direction and has a posted speed limit of 40 mph. Lower Seguin Road can be seen in Figure 6 below.



Figure 6 – Lower Seguin Road Facing West

#### Stotle Road

Stotle Road is a two-lane undivided roadway which extends in a general north-south direction and has a posted speed limit of 25 mph. Stotle Road can be seen in Figure 7 below.



Figure 7 – Stotle Road Facing North



Neil Tract Traffic Impact Analysis

#### **Bolton Road**

Bolton Road is a two-lane undivided roadway which extends in a general east-west direction and has a posted speed limit of 45 mph. Bolton Road can be seen in Figure 8 below.



Figure 8 – Bolton Road Facing West

### TRAFFIC DATA

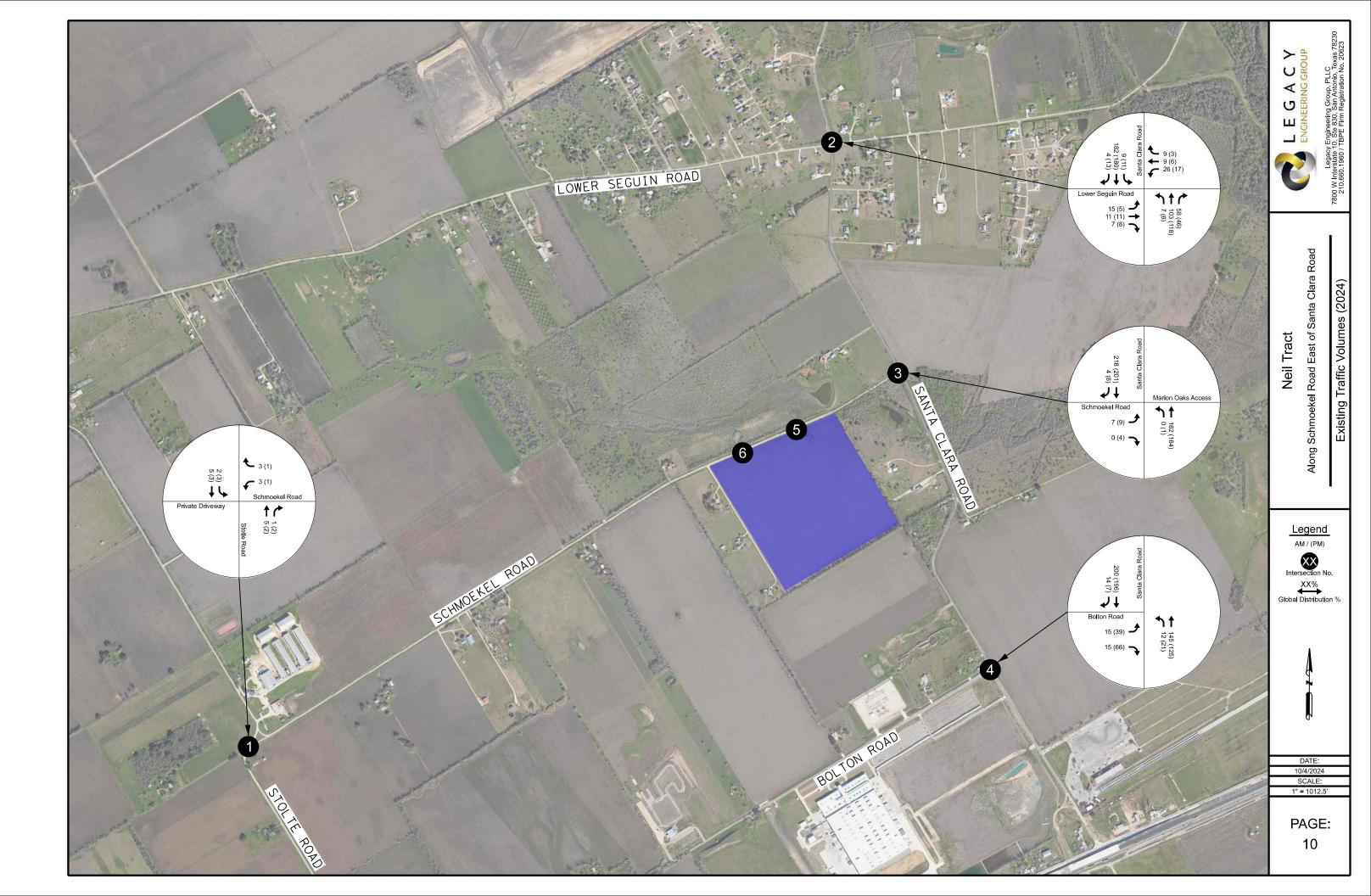
Traffic data, in the form of Turning Movement Counts (TMC's), was collected at the intersections of Santa Clara Road & Lower Seguin Road, Santa Clara Road & Schmoekel Road, and Santa Clara Road & Bolton Road on Tuesday, August 27, 2024, and at the intersection of Stotle Road & Schmoekel Road on Wednesday, August 28, 2024. The AM & PM peak hours were determined to be 7:15 AM to 8:15 AM and 5:00 PM to 6:00 PM, respectively. A growth rate of 9% was utilized to develop projected traffic volumes.

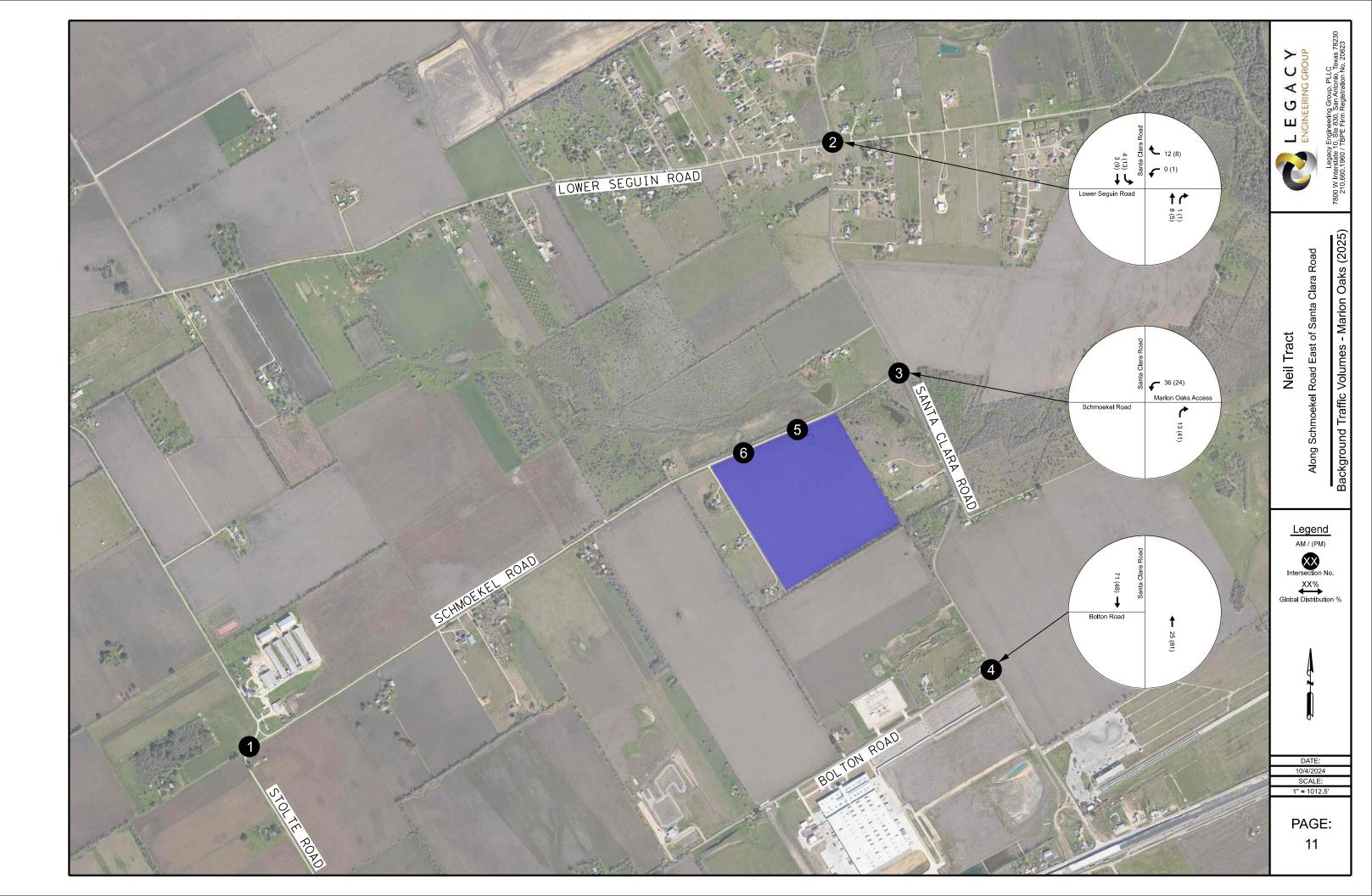
Additionally, please note that background traffic data was taken from the Kayden Springs, Marion Oaks, and Dove Song TIA Reports and incorporated into the report for all projected traffic volumes.

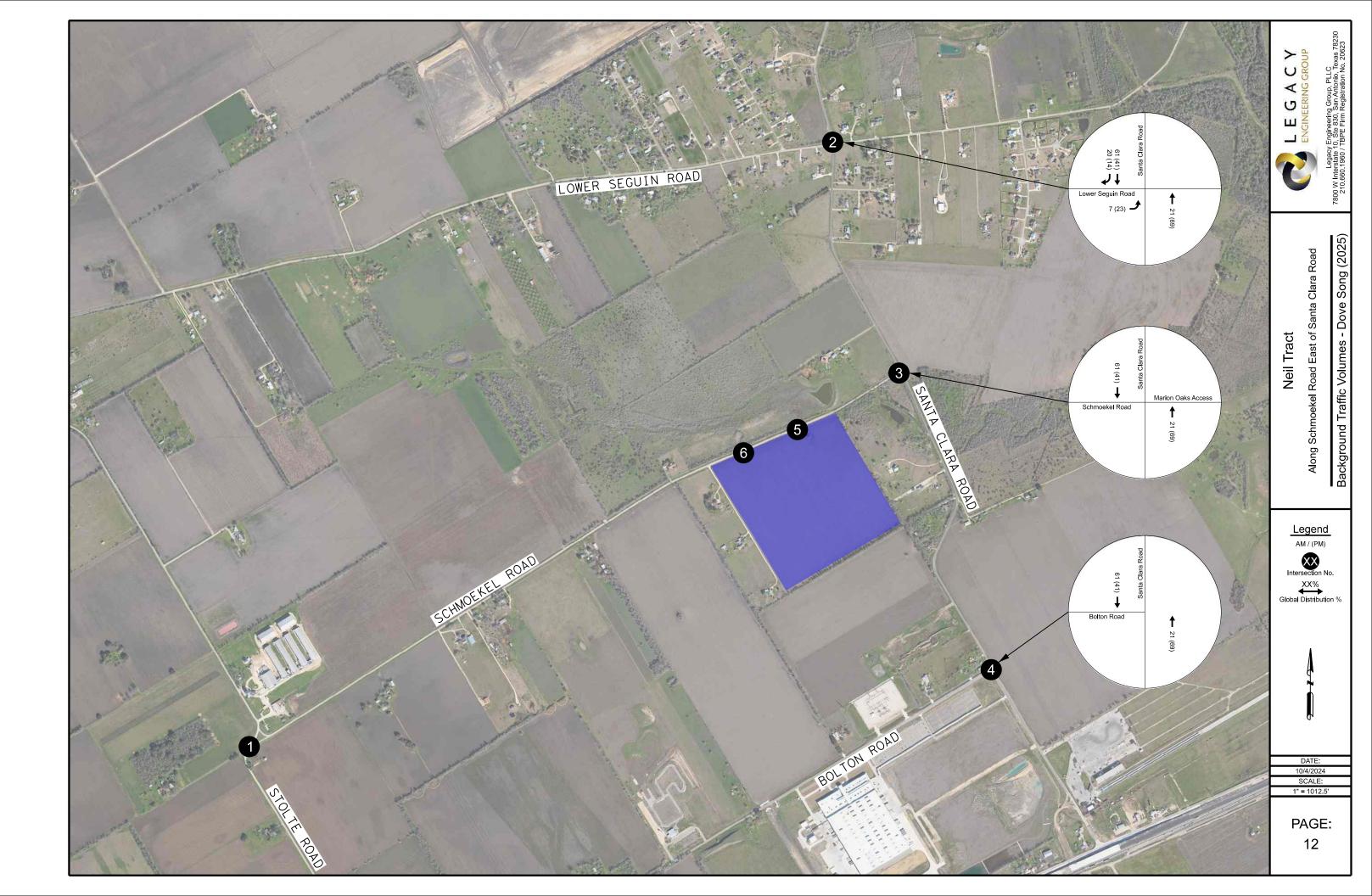
Please note all traffic data can be found within Appendix B.

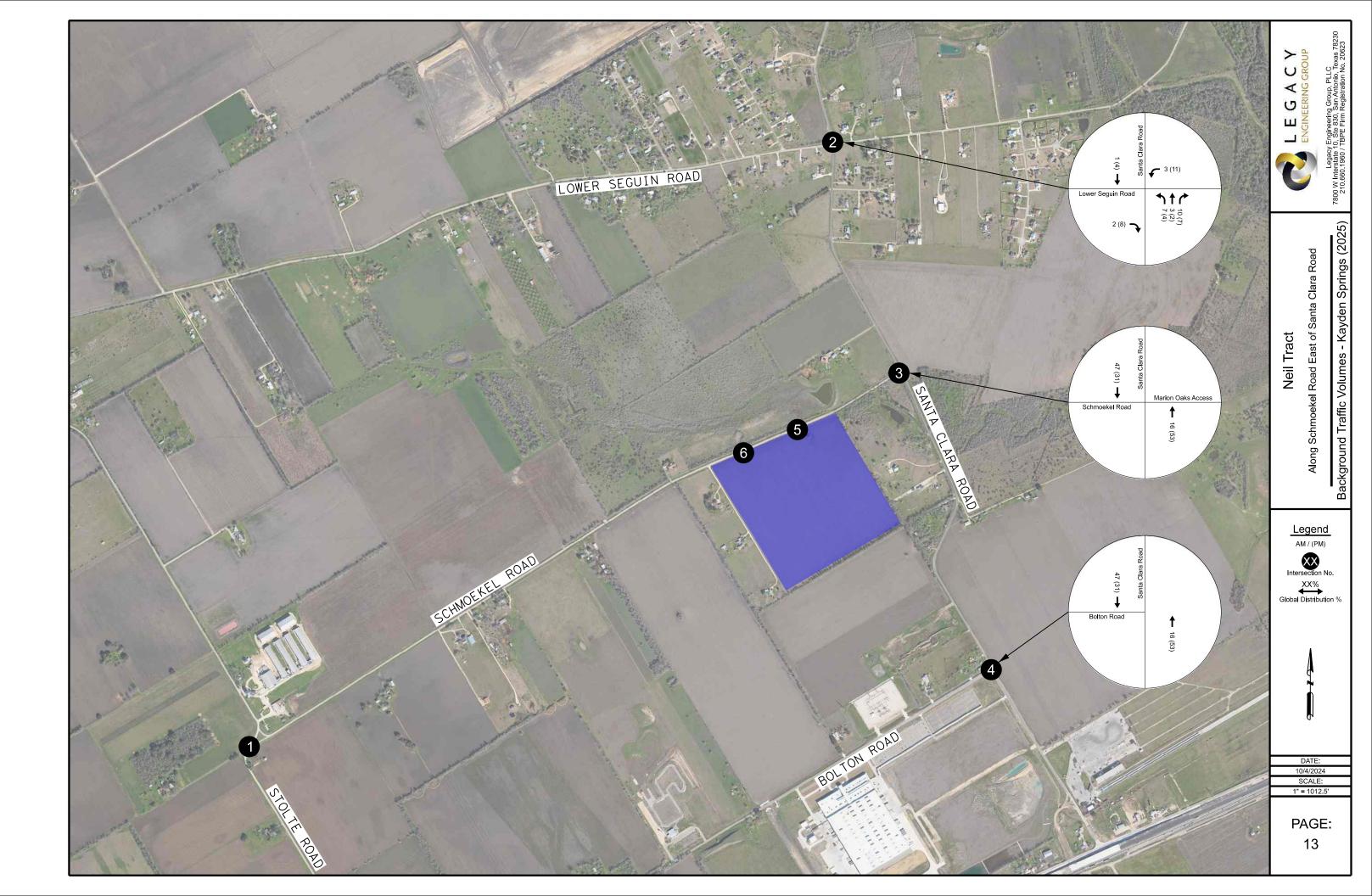
The following traffic exhibits summarize the existing/projected traffic volumes without the proposed development.

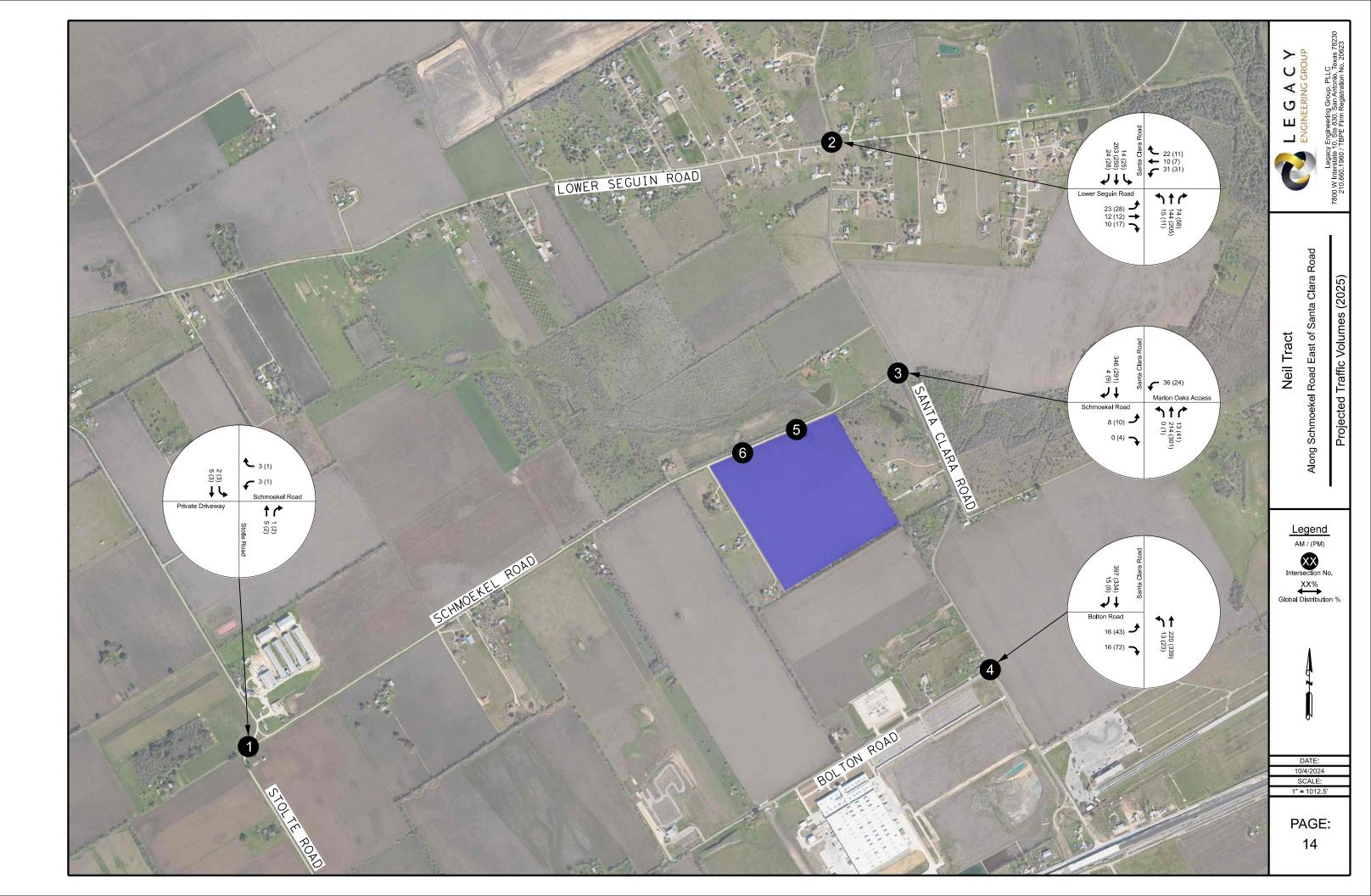


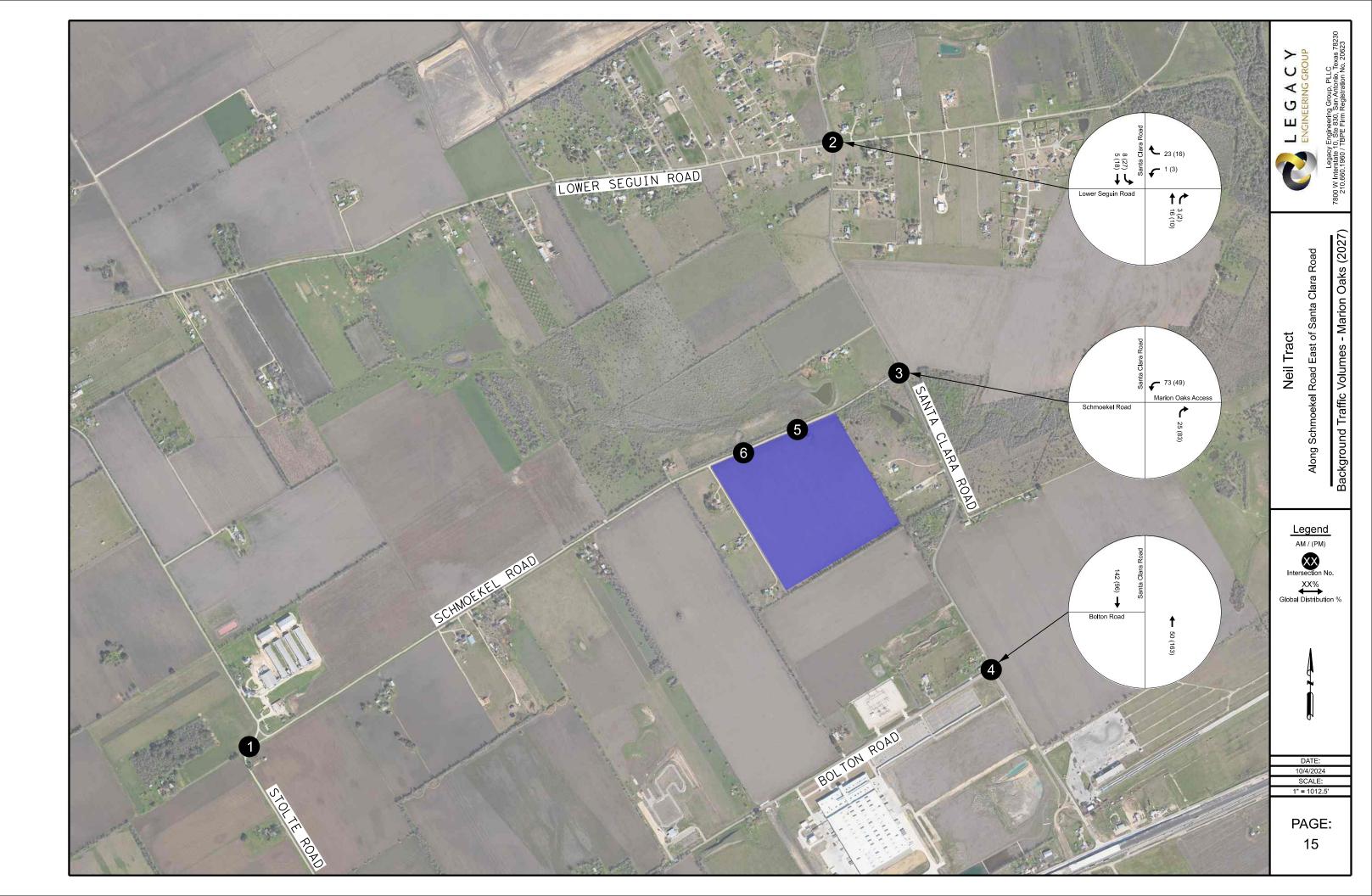


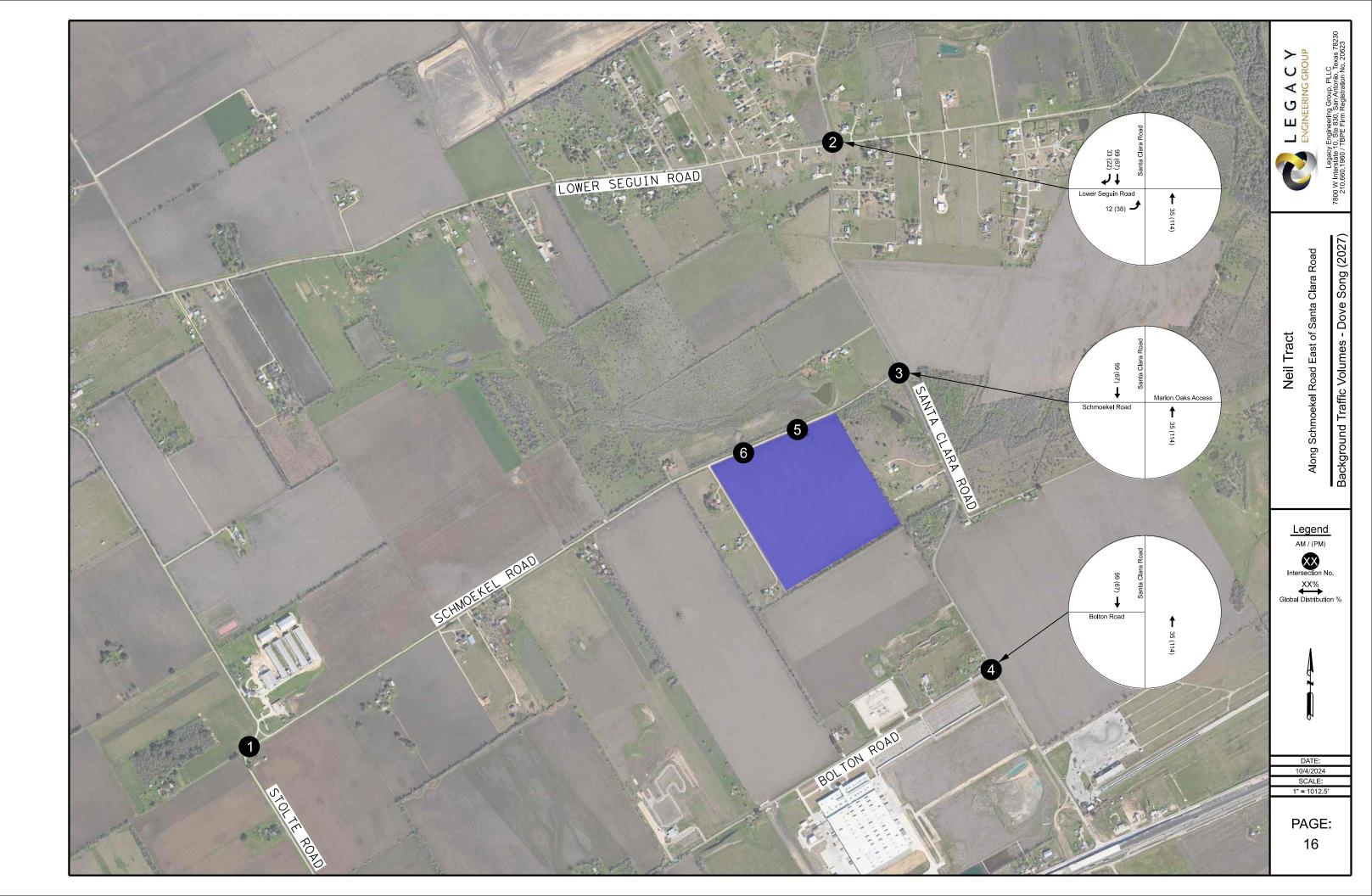


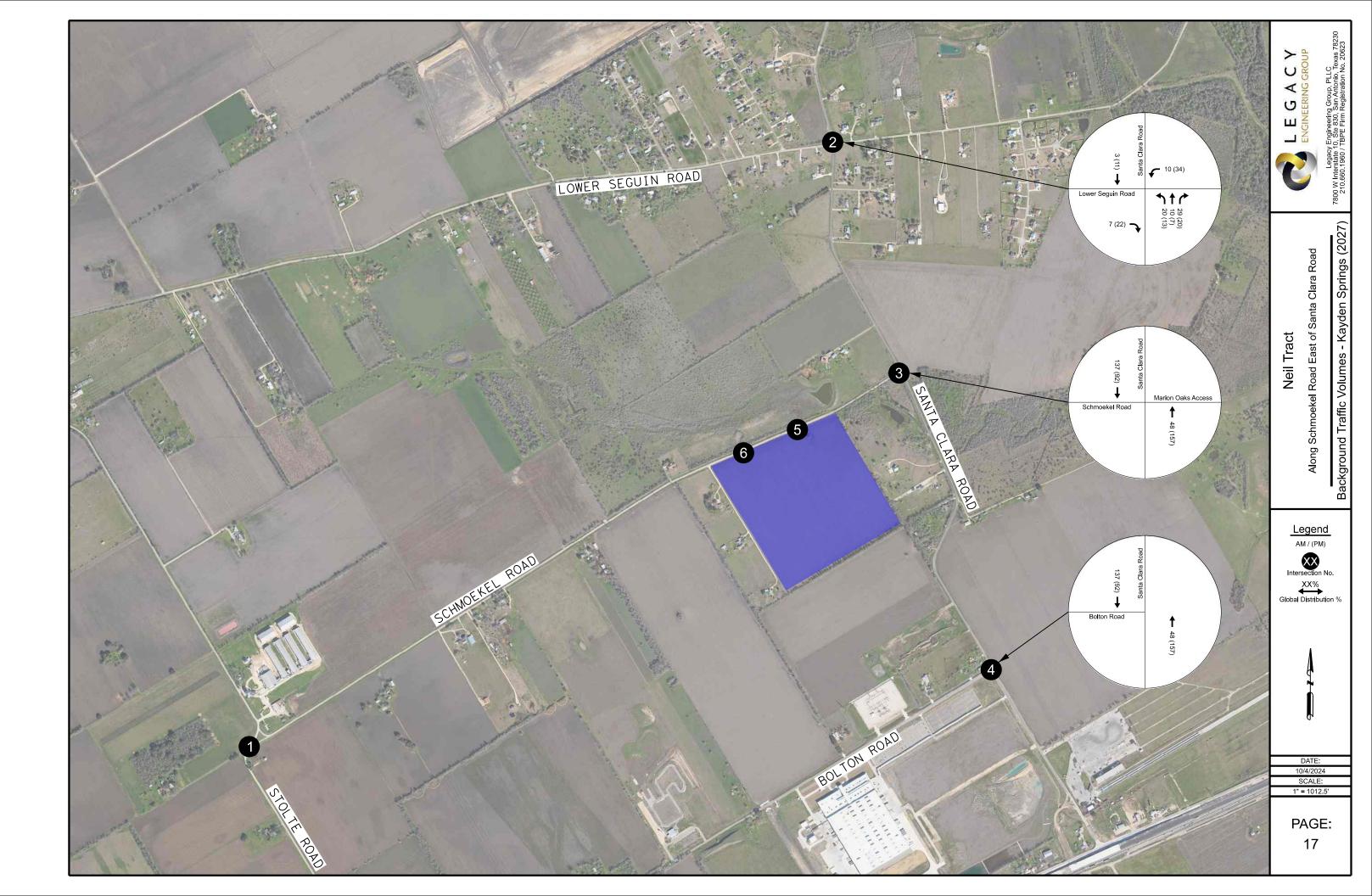


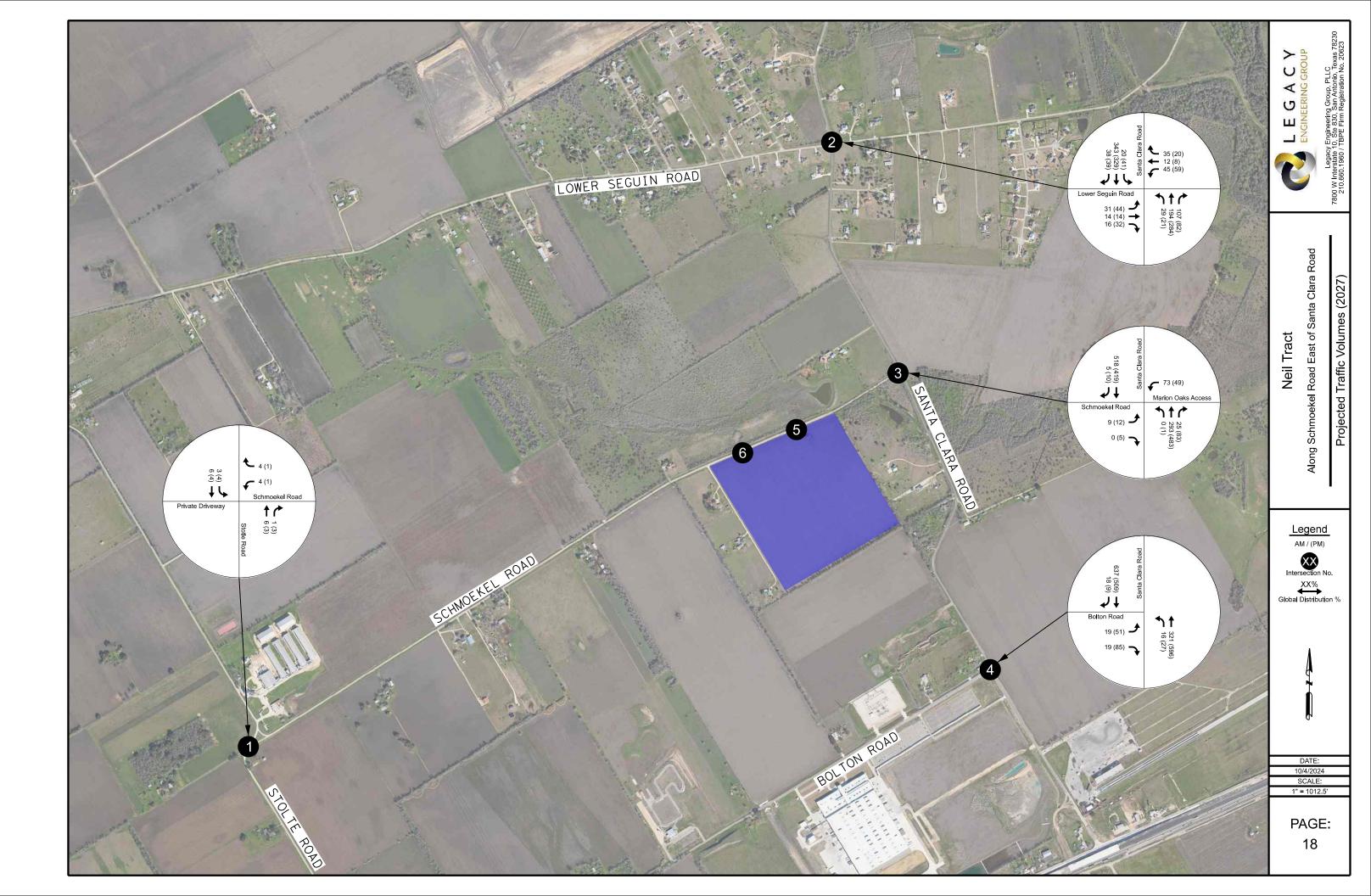












### INTERSECTIONS TO BE ANALYZED

The six intersection(s) to be analyzed are shown below in Figure 9 and numbered as follows:

- 1. Stotle Road & Schmoekel Road
- 2. Lower Seguin Road & Santa Clara Road
- 3. Schmoekel Road & Santa Clara Road
- 4. Bolton Road & Santa Clara Road
- 5. Schmoekel Road & Access #1
- 6. Schmoekel Road & Access #2



Figure 9 – Aerial with Intersections to be Analyzed



## ANALYSIS & IMPACT

### TRIP GENERATION

The proposed development's trip generation was calculated utilizing the ITE Trip Generation Manual (11<sup>th</sup> Edition). Trips were calculated using the total number of dwelling units located within the development. Table 1 shows the calculated trips in Phase I and Table 2 shows the calculated trips for Full Build-Out.

Neil Tract											
Phase	e I	9	Single-Family Detached Housing (ITE Code: 210)								
Dwelling Units	125	Weekday	Weekday 24 hrs		AM Peak	Weekday	PM Peak				
Trips/D	).U.	9.43	3	0.70		0.9	4				
% Enter /	% Exit	50%	50%	26%	74%	63%	37%				
Total T	rips	1,17	9	88		11	8				
Enter / Exit 589 590 23 65 74 4							43				

### Table 1 – Trip Generation (Phase I)

### Table 2 – Trip Generation (Full Build-Out)

Neil Tract										
Full Build	d-Out	S	Single-Family Detached Housing (ITE Code: 210)							
Dwelling Units	333	Weekday	24 hrs	Weekday	AM Peak	Weekday	PM Peak			
Trips/D	).U.	9.43	3	0.70		0.9	)4			
% Enter /	% Exit	50%	50%	26%	74%	63%	37%			
Total T	Total Trips 3,140				3	31	3			
Enter / Exit         1,570         1,570         61         172         197         116										



### TRIP DISTRIBUTION

The trip distribution for the proposed development was established based upon four factors:

- 1) Traffic engineering judgment
- 2) Existing traffic data / travel patterns
- 3) Anticipated development circulation and driveway utilization
- 4) Existing travel demand patterns within the study area

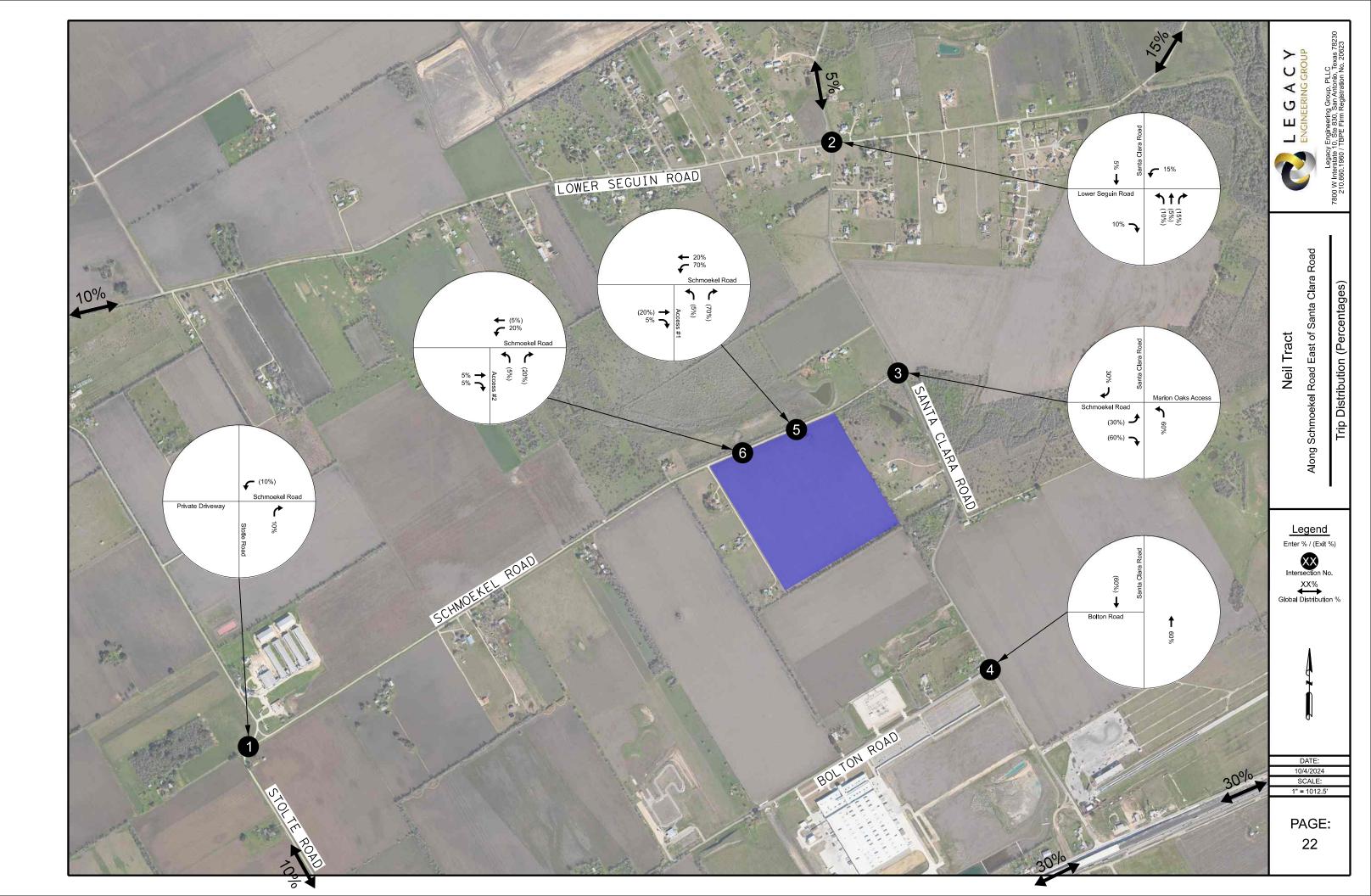
The global trip distribution entailed distributing the development traffic in general directions (North, South, East, West) into and out of the development and network. Figure 10 shows the Trip Distributions for the proposed development.

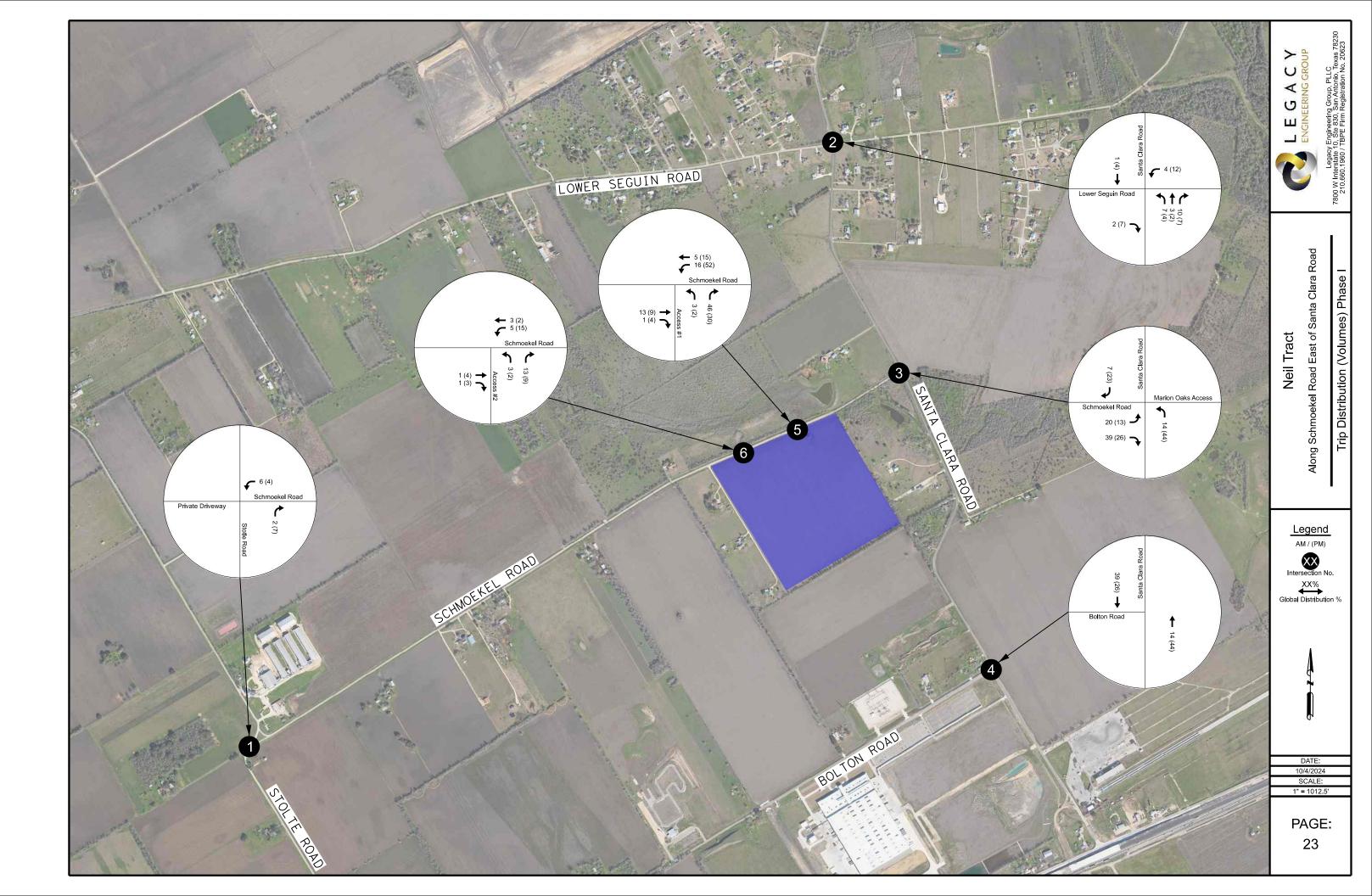


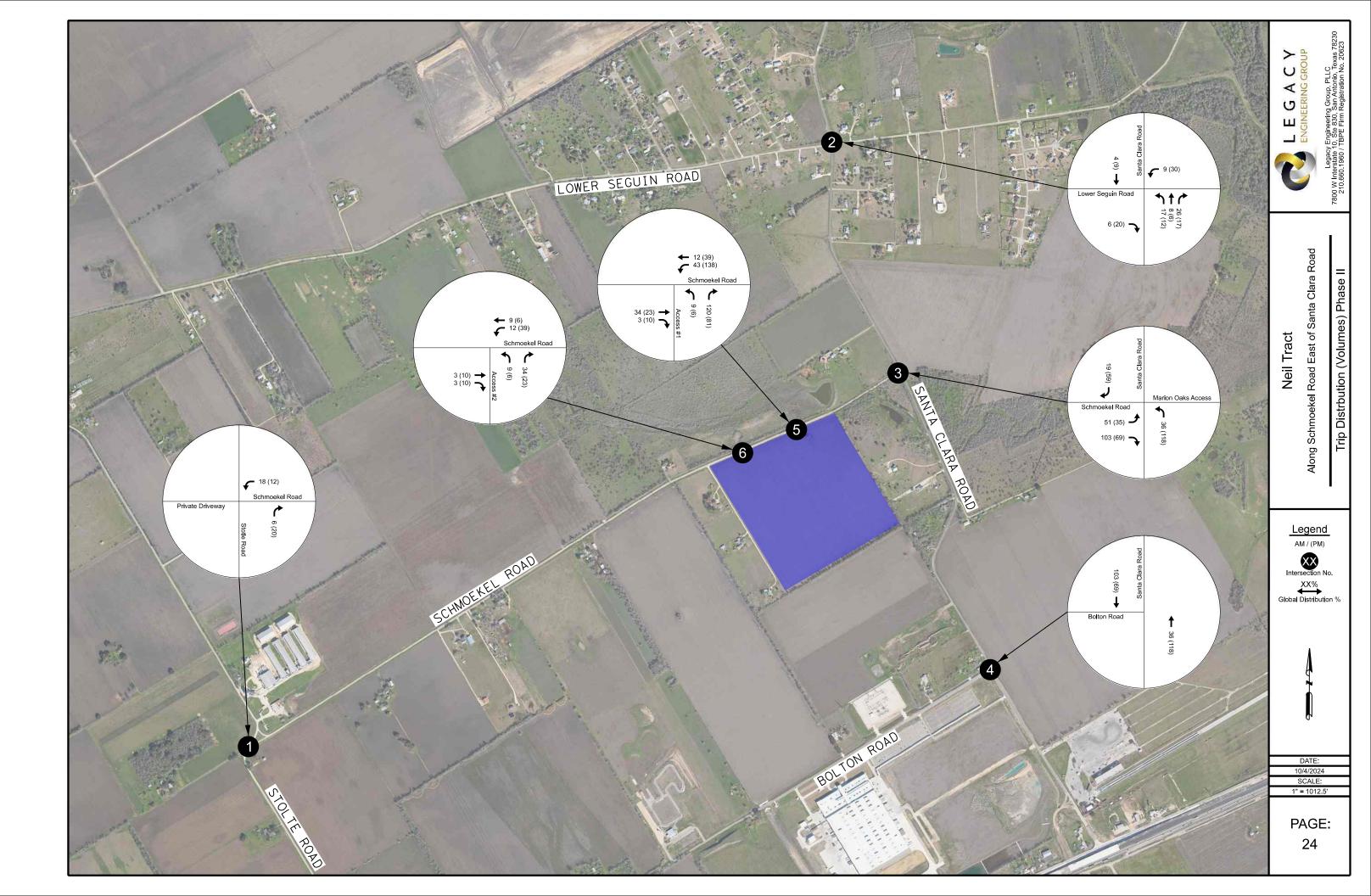
Figure 10 – Trip Distribution for the Proposed Development

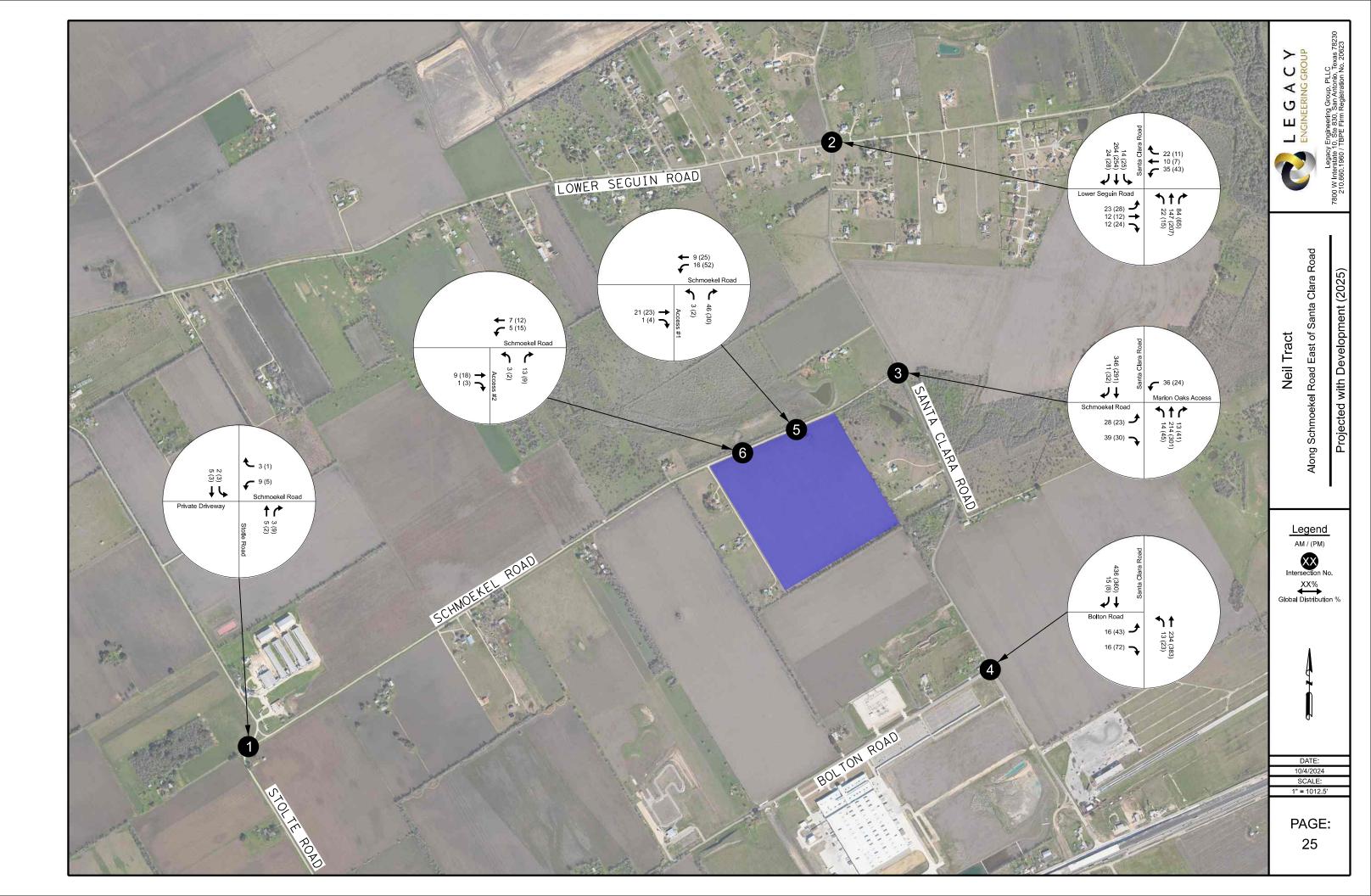
The following exhibits show the detailed trip distribution (percentages & volumes) and Projected with Development traffic volumes for the proposed development.

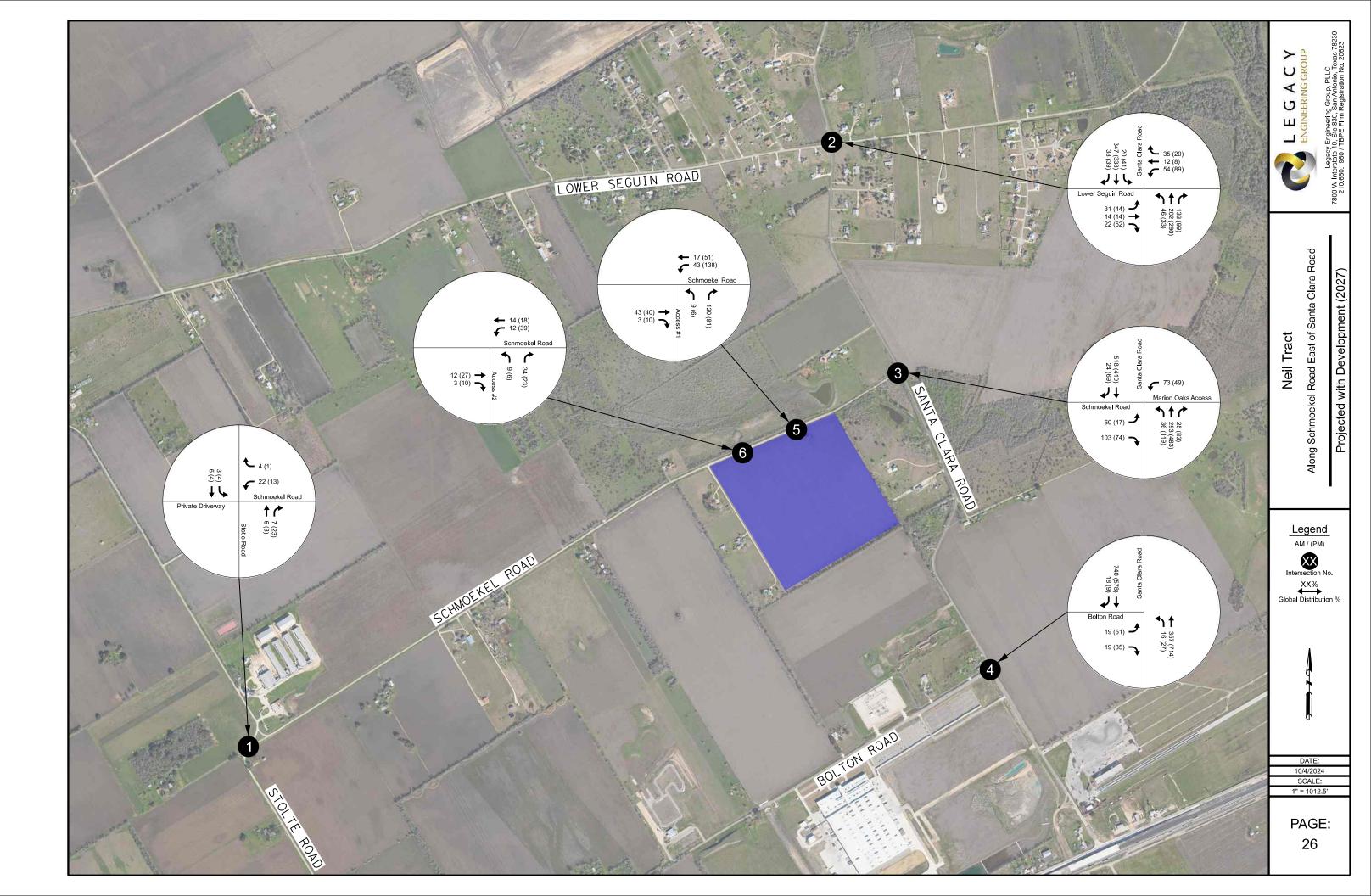












### LEVEL OF SERVICE ANALYSIS

The traffic simulation analysis was conducted using Synchro 12.0 Traffic Simulation Software. The analysis process involved the development of a base model, calibration of the base model, and an alternative comparison to the base model. Development of the base model involves the creation of a system network, also referred to as the link-node diagram. The network development includes link-node assignments, traffic control, traffic signalization, roadway geometry, lane designations & assignments, traffic volumes, and turning movements. A traffic analysis was conducted for three scenarios which include existing, projected, and projected with development traffic conditions for the morning (AM) & evening (PM) peak periods. The AM peak period was determined to be 7:15 AM – 8:15 AM, and the PM peak period was determined to be 5:00 PM - 6:00 PM. A screenshot of the Synchro Model created for this study can be seen in Figure 11.



Figure 11 – Synchro Model Screenshot

Based on criteria found in the *Highway Capacity Manual 6<sup>th</sup> Edition (HCM)*, the critical minor street approach is used to determine the Levels of Service (LOS) for Two-Way Stop Controlled (TWSC) intersections. For signalized intersections, the LOS is determined based on the measures of effectiveness obtained from the traffic simulation output and the average control delay in seconds per vehicle (sec/veh) from the model.



Table 3 shows the average control delay ranges with the corresponding LOS for both TWSC and signalized intersections.

Level of Service	Average Control Delay (sec/veh) Intersection (Signalized)	Average Control Delay (sec/veh) Per Approach (TWSC)
А	≤ 10	≤10
В	> 10 - ≤20	> 10 - ≤15
С	> 20 - ≤35	> 15 - ≤25
D	> 35 - ≤55	> 25 - ≤35
Е	> 55 – ≤80	> 35 - ≤50
F	> 80	> 50

### Table 3 – Average Control Delay Ranges

Tables 4 – 9 present a summary of the intersection and approach LOS values obtained from the traffic simulation.

					Intersection	n Analysis				
Schmoekel Road &	Northb Stolte			bound Road	Eastbo Private D			bound kel Road	Intersection Average	
Stolte Road	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
				AM Pea	k Period					
Existing (2024)	0.0	А	2.1	А	0.0	А	8.5	А	3.5	А
Projected (2025)	0.0	А	2.1	А	0.0	А	8.5	А	3.5	Α
Projected (2027)	0.0	А	2.4	А	0.0	А	8.5	А	3.7	А
Proj. w/Dev (2025)	0.0	А	2.1	А	0.0	А	8.6	А	4.4	Α
Proj. w/Dev (2027)	0.0	А	2.4	А	0.0	А	8.7	А	5.2	А
				PM Pea	k Period					
Existing (2024)	0.0	А	3.6	А	0.0	А	8.5	А	3.2	А
Projected (2025)	0.0	А	3.6	А	0.0	А	8.5	А	3.2	Α
Projected (2027)	0.0	А	3.6	А	0.0	А	8.5	А	2.9	А
Proj. w/Dev (2025)	0.0	А	3.6	А	0.0	А	8.6	Α	3.2	А
Proj. w/Dev (2027)	0.0	Α	3.6	А	0.0	А	8.7	Α	3.1	А

#### Table 4 – Schmoekel Road and Stolte Road LOS Results

#### Table 5 – Lower Seguin Road & Santa Clara Road LOS Results

					Intersection	n Analysis				
Lower Seguin Road &	Northbound Santa Clara Road			bound ara Road	Eastbo Lower S			oound Seguin	Interse Aver	
Santa Clara Road	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
				AM Pea	k Period					
Existing (2024)	0.3	А	0.4	А	11.6	В	11.6	В	2.3	А
Projected (2025)	0.5	А	0.4	А	14.1	В	13.4	В	2.7	А
Projected (2027)	0.7	А	0.4	А	18.9	С	18.2	С	3.6	А
Proj. w/Dev (2025)	0.7	А	0.4	А	14.4	В	14.0	В	2.9	А
Proj. w/Dev (2027)	1.0	А	0.4	А	20.5	С	21.9	С	4.3	А
				PM Pea	k Period					
Existing (2024)	0.3	А	0.4	А	11.3	В	11.8	В	1.7	А
Projected (2025)	0.3	А	0.7	А	14.5	В	15.0	С	2.7	А
Projected (2027)	0.4	А	0.8	А	21.7	С	25.6	D	4.8	А
Proj. w/Dev (2025)	0.4	А	0.6	А	14.5	В	16.3	С	3.1	А
Proj. w/Dev (2027)	0.6	А	0.8	А	22.9	С	40.9	E	7.4	А



					Intersectio	n Analysis				
Santa Clara Road &	Northbound Santa Clara Road		South Santa Cla	bound ara Road	Eastbo Schmoek			oound aks Access	Intersection Average	
Schmoekel Road	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
				AM Pea	k Period					
Existing (2024)	0.0	А	0.0	А	11.7	В	0.0	А	0.2	А
Projected (2025)	0.0	А	0.0	А	14.2	В	14.8	В	1.0	А
Projected (2027)	0.0	А	0.0	А	19.4	С	24.2	С	2.1	А
Proj. w/Dev (2025)	0.5	А	0.0	А	13.3	В	16.8	С	2.3	А
Proj. w/Dev (2027)	0.9	А	0.0	А	26.1	С	47.8	E	7.1	А
				PM Pea	k Period					
Existing (2024)	0.0	А	0.0	А	11.0	В	0.0	А	0.4	А
Projected (2025)	0.0	А	0.0	А	13.7	В	15.2	С	0.8	А
Projected (2027)	0.0	А	0.0	А	19.8	С	26.1	D	1.5	А
Proj. w/Dev (2025)	0.9	А	0.0	А	14.3	В	18.7	С	2.0	А
Proj. w/Dev (2027)	1.6	А	0.0	А	41.6	E	77.4	F	7.4	А

### Table 7 – Santa Clara Road and Bolton Road LOS Results

					Intersection	n Analysis				
Santa Clara Road &	Northbound Santa Clara Road S		South Santa Cla		Eastbo Bolton		Westbound		Intersection Average	
Schmoekel Road	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
				AM Pea	k Period					
Existing (2024)	0.6	А	0.0	А	10.4	В			1.0	А
Projected (2025)	0.5	А	0.0	А	12.8	В			0.8	А
Projected (2027)	0.4	А	0.0	А	17.8	С			0.8	А
Proj. w/Dev (2025)	0.4	А	0.0	А	13.4	В			0.7	А
Proj. w/Dev (2027)	0.4	А	0.0	А	20.7	А			0.8	А
				PM Pea	k Period					
Existing (2024)	1.1	А	0.0	А	10.4	В			2.8	А
Projected (2025)	0.5	А	0.0	А	13.2	В			2.1	А
Projected (2027)	0.4	А	0.0	А	21.0	С			2.4	А
Proj. w/Dev (2025)	0.5	А	0.0	А	14.0	В			2.0	А
Proj. w/Dev (2027)	0.3	А	0.0	А	27.8	D			2.7	А

#### Table 8 – Schmoekel Road and Access #1 LOS Results

					Intersection	n Analysis				
Schmoekel Road &	Northbound Santa Clara Road		Southbound		Eastbound Santa Clara Road		Westbound Access #1		Intersection Average	
Access #1	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
				AM Pea	k Period					
Proj. w/Dev (2025)	8.6	А			0.0	Α	4.7	Α	5.6	А
Proj. w/Dev (2027)	9.2	А			0.0	Α	5.3	Α	6.4	А
				PM Pea	k Period					
Proj. w/Dev (2025)	8.6	А			0.0	А	5.0	А	4.9	А
Proj. w/Dev (2027)	9.2	А			0.0	А	5.5	А	5.6	А



#### Table 9 – Schmoekel Road and Access #2 LOS Results

	Intersection Analysis										
Schmoekel Road &	Northb Acces		Southbound		Eastbound Schmoekel Road		Westbound Schmoekel Road		Intersection Average		
Access #2	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	
	AM Pe				k Period						
Proj. w/Dev (2025)	8.5	Α			0.0	Α	3.0	Α	4.5	А	
Proj. w/Dev (2027)	8.6	Α			0.0	Α	3.4	Α	5.5	А	
				PM Pea	k Period						
Proj. w/Dev (2025)	8.5	Α			0.0	Α	4.0	Α	3.4	А	
Proj. w/Dev (2027)	8.8	Α			0.0	А	5.0	А	4.4	А	

Please note that all LOS results are shown in detail within Appendix C (Synchro Output Reports).

### **OPERATIONAL CONSIDERATIONS**

### LOS ANALYSIS RESULTS

The results of the LOS Analysis found that the westbound approach to the Lower Seguin Road and Santa Clara Road intersection is expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures will be applied and analyzed.

The results of the LOS Analysis found that the eastbound and westbound approaches to the Santa Clara Road and Schmoekel Road intersection are expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures will be applied and analyzed.

The results of the LOS analysis found that the eastbound approach to the Santa Clara Road and Bolton Road intersection is expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures would be applied and analyzed; however, the eastbound approach currently provides a dedicated lane for left- and right-turn movements and the proposed development is only expected to send northbound and southbound through traffic to this intersection. Therefore, mitigation measures will not be applied and analyzed.

The results of this analysis found that all other study intersections considered within this analysis are expected to operate at acceptable LOS values upon completion of the proposed development.



### POTENTIAL MITIGATION IMPROVEMENTS

The following mitigation measures will be applied and analyzed:

### Santa Clara Road and Lower Seguin Road:

Convert intersection to all-way stop-control
 Note: This improvement was previously recommended by the Marion Oaks development

#### Santa Clara Road and Schmoekel Road:

• Construct 180 LF eastbound right-turn lane

		Intersection Analysis										
Lower Seguin Road &	Northbound Santa Clara Road			Southbound Santa Clara Road		Eastbound Lower Seguin		bound Seguin	Intersection Average			
Santa Clara Road	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS		
AM Peak Period												
Projected (2027)	0.7	Α	0.4	А	18.9	С	18.2	С	3.6	А		
Proj. w/Dev (2027)	1.0	Α	0.4	А	20.5	С	21.9	С	4.3	А		
Mitigation1 (2027)	14.2	В	15.6	С	10.1	В	10.5	В	14.1	В		
				PM Pea	k Period							
Projected (2027)	0.4	Α	0.8	А	21.7	С	25.6	D	4.8	А		
Proj. w/Dev (2027)	0.6	Α	0.8	А	22.9	С	40.9	E	7.4	А		
Mitigation1 (2027)	18.9	С	19.4	В	11.3	В	11.8	В	17.5	С		

Table 10 – Lower	Seguin Road	& Santa Clara	Road Mitigatio	n Results
Table TO - FOMEL	Seguin Roau	& Janta Ciara	Ruau Miligatio	ii nesuits

#### Table 11 – Santa Clara Road & Schmoekel Road Mitigation Results

					Intersection	n Analysis				
Santa Clara Road &	Northb Santa Cla			bound ara Road	Eastbo Schmoek			oound aks Access	Interse Aver	
Schmoekel Road	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS	Delay (Sec)	LOS
				AM Pea	k Period					
Projected (2027)	0.0	А	0.0	А	19.4	С	24.2	С	2.1	А
Proj. w/Dev (2027)	0.9	А	0.0	А	26.1	С	47.8	E	7.1	А
Mitigation1 (2027)	0.9	Α	0.0	А	19.2	С	47.8	E	6.1	А
				PM Pea	k Period					
Projected (2027)	0.0	Α	0.0	А	19.8	С	26.1	D	1.5	А
Proj. w/Dev (2027)	1.6	Α	0.0	А	41.6	E	77.4	F	7.4	А
Mitigation1 (2027)	4.6	Α	0.0	А	30.8	D	77.4	F	6.4	А

As shown in Table 10, the mitigation measures applied at the Lower Seguin Road & Santa Clara Road intersection is expected to improve delays to acceptable LOS values. Additional mitigation measures will not be applied or analyzed.

As shown in Table 11, the mitigation measures applied at the Santa Clara Road & Schmoekel Road intersection are not expected to improve delays to acceptable LOS values. Converting the intersection to all-way stop-control was considered but is not expected to improve delays; therefore, a partial traffic signal warrant analysis will be conducted.



### PARTIAL TRAFFIC SIGNAL WARRANT ANALYSIS: SANTA CLARA ROAD & SCHMOEKEL ROAD

Since the intersection of Santa Clara Road and Schmoekel Road is expected to demonstrate unacceptable LOS values during the Projected with Development (2027) scenario, a partial traffic signal warrant analysis was conducted to determine if this intersection warrants the installation of a traffic signal.

A traffic signal may be warranted at some intersections when each of any four hours of an average day has a total traffic volume on the major street and an approach traffic volume on the minor street, which if plotted would fall above the appropriate curve (1 lane & 1 lane) of Figures 4C-1 and/or 4C-2 of the TxMUTCD. The traffic volumes utilized to perform this analysis are as follows:

- 7:00 AM to 8:00 AM: 576 Major Roadway, 10 Minor Roadway
- 8:00 AM to 9:00 AM: 533 Major Roadway, 20 Minor Roadway
- 4:00 PM to 5:00 PM: 1,067 Major Roadway, 69 Minor Roadway
- 5:00 PM to 6:00 PM: 1,124 Major Roadway, 66 Minor Roadway

Figure 12 shows the results of this analysis.

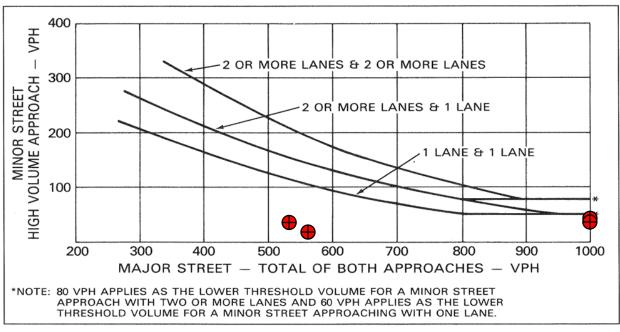


Figure 12 – TxMUTCD Figure 4C-2. Four-Hour Volume Warrnt (70% Warrant)

As shown in Figure 12, this warrant has not been satisfied.



### Warrant 3 – Peak Hour Volume

The peak hour volume warrant is intended for application when traffic conditions are such that, for one hour of the day, minor street traffic suffers undue delays upon entering or crossing the major street. This warrant should be applied only in unusual cases, such as for office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge a large number of vehicles over a short time. Satisfying this warrant is determined by traffic volumes which if plotted would fall above the appropriate curve (1 lane & 1 lane) found on Figures 4C-3 and 4C-4 of the TxMUTCD. The traffic volumes utilized to perform this analysis are as follows:

• 5:00 PM to 6:00 PM: 1,124 Major Roadway, 66 Minor Roadway

The results of this analysis can be seen in Figure 13:

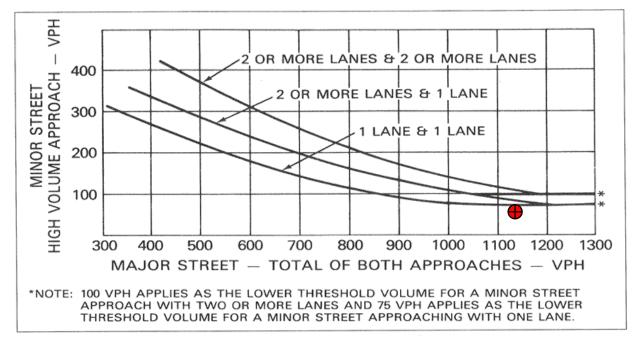


Figure 13 – TxMUTCD Figure 4C-4. Peak Hour Volume Warrant (70% Factor)

## As shown in Figure 13, this warrant has not been satisfied.

As shown above, the Santa Clara Road and Schmoekel Road is not expected to warrant conversion to signal control upon completion of the proposed development.



### DRIVEWAY TURN-LANE ANALYSIS

Table 2-3 of the TxDOT Access Management Manual shows the Auxiliary Lane Thresholds for left-turn and right-turn lanes on state system roadways. Table 2-3 shows that turn lanes are required when the turn volumes exceed 60 vehicles per hour on a speed zone of less than 45 miles per hour or when turn volumes exceed 50 vehicles per hour on a speed zone of greater than or equal to 45 miles per hour. The current speed limit along Schmoekel Road is 40 mph.

Upon completion of the proposed development, Access #1 is projected to have entering left-turn volumes of 43 vehicles during the AM peak period and 138 vehicles during the PM peak period. Therefore, a left-turn lane is required along Schmoekel Road at Access #1 upon completion of the proposed development. **Based on the 40-mph speed limit, a 365 LF left-turn lane is recommended, which includes a 265 LF deceleration lane and 100 LF of storage.** 

Upon completion of the proposed development, Access #1 is projected to have entering right-turn volumes of 3 vehicles during the AM peak period and 10 vehicles during the PM peak period. Therefore, a right-turn lane is not required along Schmoekel Road at Access #1 upon completion of the proposed development.

Upon completion of the proposed development, Access #2 is projected to have entering left-turn volumes of 12 vehicles during the AM peak period and 39 vehicles during the PM peak period. Therefore, a left-turn lane is not required along Schmoekel Road at Access #2 upon completion of the proposed development.

Upon completion of the proposed development, Access #2 is projected to have entering right-turn volumes of 3 vehicles during the AM peak period and 10 vehicles during the PM peak period. Therefore, a right-turn lane is not required along Schmoekel Road at Access #2 upon completion of the proposed development.

## COST ESTIMATE

The estimated cost of all recommended roadway improvements is as follows:

Santa Clara Road and Lower Seguin Road:	
<ul> <li>Convert intersection to all-way stop-control (Full Build-Out)</li> </ul>	\$10,000
Note: This improvement was previously recommended by the Marion Oaks development	
Santa Clara Road and Schmoekel Road:	
Construct 180 LF eastbound right-turn lane (Full Build-Out)	\$150,000
Schmoekel Road and Access #1:	
Construct 365 LF westbound left-turn lane (Full Build-Out)	\$250,000

The total estimated cost of all recommended roadway improvements is approximately \$410,000.



### CONCLUSION & RECOMMENDATION

The primary purpose of this analysis was to assess the impacts of the proposed Neil Tract within the project study area. A total of six intersections were analyzed during the AM and PM peak periods in accordance with TxDOT requirements.

The results of the LOS Analysis found that the westbound approach to the Lower Seguin Road and Santa Clara Road intersection is expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures were applied and analyzed and found to improve delays to acceptable LOS values. No further mitigation measures were applied and analyzed.

The results of the LOS Analysis found that the eastbound and westbound approaches to the Santa Clara Road and Schmoekel Road intersection are expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures will be applied and analyzed but found not to improve delays to acceptable LOS values. A partial traffic signal warrant analysis was conducted but found not to warrant upon completion of the proposed development. Further mitigation measures were deemed unfeasible.

The results of the LOS analysis found that the eastbound approach to the Santa Clara Road and Bolton Road intersection is expected to demonstrate unacceptable LOS values upon Full Build-Out of the proposed development. Mitigation measures would be applied and analyzed; however, the eastbound approach currently provides a dedicated lane for left- and right-turn movements and the proposed development is only expected to send northbound and southbound through traffic to this intersection. Therefore, mitigation measures will not be applied and analyzed.

The results of this analysis found that all other study intersections considered within this analysis are expected to operate at acceptable LOS values upon completion of the proposed development.

Table 2-3 of the TxDOT Access Management Manual shows the Auxiliary Lane Thresholds for left-turn and right-turn lanes on state system roadways. Table 2-3 shows that turn lanes are required when the turn volumes exceed 60 vehicles per hour on a speed zone of less than 45 miles per hour or when turn volumes exceed 50 vehicles per hour on a speed zone of greater than or equal to 45 miles per hour. The current speed limit along Schmoekel Road is 40 mph.

Upon completion of the proposed development, Access #1 is projected to have entering left-turn volumes of 43 vehicles during the AM peak period and 138 vehicles during the PM peak period. Therefore, a left-turn lane is required along Schmoekel Road at Access #1 upon completion of the proposed development. **Based on the 40-mph speed limit, a 365 LF left-turn lane is recommended, which includes a 265 LF deceleration lane and 100 LF of storage.** 



Neil Tract Traffic Impact Analysis	Guadalupe County October 2024
<ul> <li>Santa Clara Road and Lower Seguin Road:</li> <li>Convert intersection to all-way stop-control (Full Build-Out)</li> </ul>	\$10,000
Note: This improvement was previously recommended by the Marion Oaks development	
<ul> <li>Santa Clara Road and Schmoekel Road:</li> <li>Construct 180 LF eastbound right-turn lane (Full Build-Out)</li> </ul>	\$150,000
Schmoekel Road and Access #1:	
<ul> <li>Construct 365 LF westbound left-turn lane (Full Build-Out)</li> </ul>	\$250,000
The total estimated cost of all recommended roadway improvements is approximately \$410,0	000.



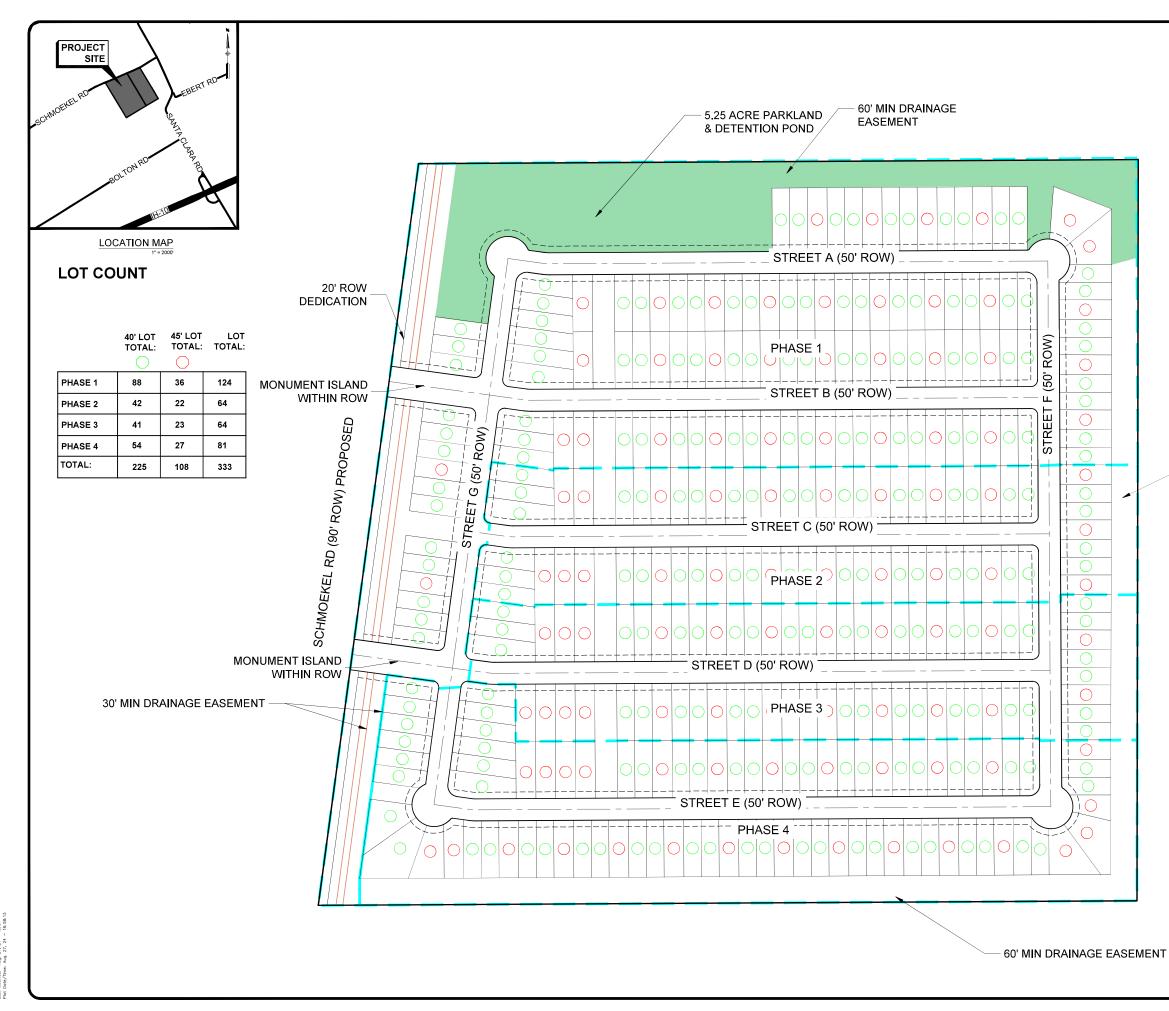
10/07/2024

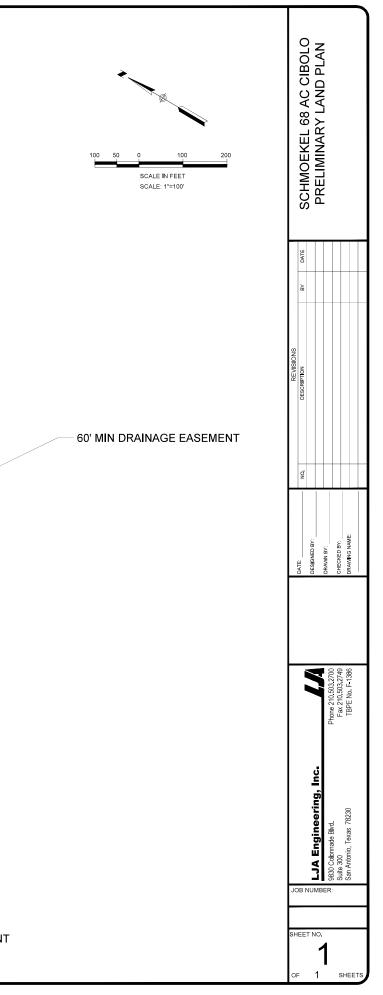
Oscar Michael Garza, PE, PTP, PTOE, RSP<sub>1</sub> Legacy Engineering Group



APPENDIX A – SITE PLAN







APPENDIX B – TRAFFIC DATA



Tue Aug 27, 2024 Full Length (7 AM-9 AM, 4 PM-6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218681, Location: 29.543908, -98.148159

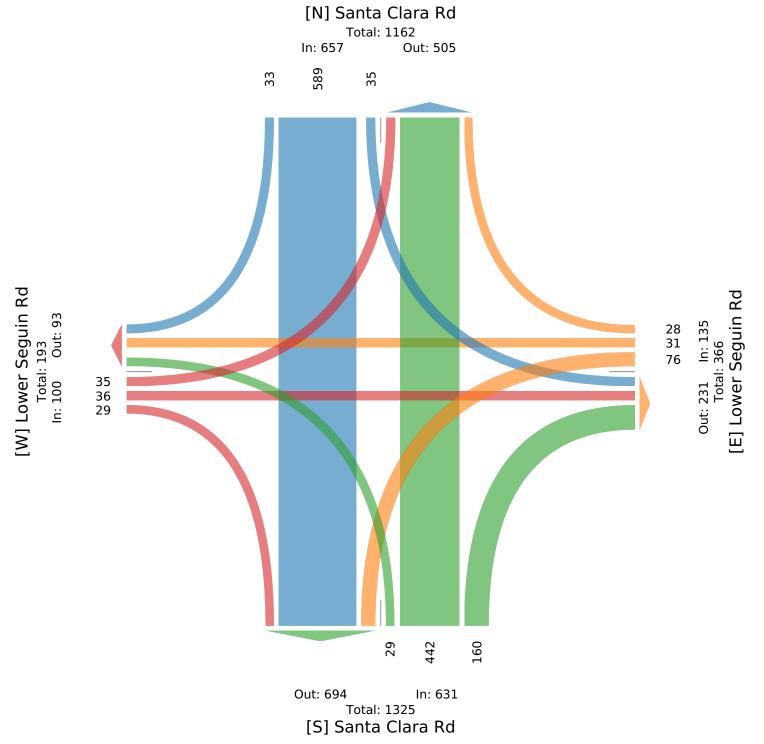


Associates Inc. 5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg Direction	Santa ( Southt	Clara R ound	d				Lower Westbo	0	Rd				Santa C Northbo		l				Lower S Eastbou	0	Rd				
Time	R	Т	L	U	App	Ped*	R	Т	L	U	App P	ed*	R	Т	L	U	App Pe	d*	R	Т	L	U	App P	ed*	Int
2024-08-27 7:00AM	2	25	1	0	28	0	1	0	2	0	3	0	21	26	1	0	48	0	1	3	4	0	8	0	87
7:15AM	1	42	4	0	47	0	5	1	9	0	15	0	22	29	2	0	53	0	4	3	3	0	10	0	125
7:30AM	0	49	1	0	50	0	0	4	8	0	12	0	15	29	3	0	47	0	1	3	6	0	10	0	119
7:45AM	1	42	2	0	45	0	1	1	5	0	7	0	11	21	1	0	33	0	1	1	5	0	7	0	92
Hourly Total	4	158	8	0	170	0	7	6	24	0	37	0	69	105	7	0	181	0	7	10	18	0	35	0	423
8:00AM	2	49	2	0	53	0	3	3	4	0	10	0	10	24	1	0	35	0	1	4	1	0	6	0	104
8:15AM	3	25	1	0	29	0	1	3	3	0	7	0	4	28	0	0	32	0	2	1	3	0	6	0	74
8:30AM	0	28	0	0	28	0	1	1	3	0	5	0	4	19	1	0	24	0	0	1	2	0	3	0	60
8:45AM	3	20	2	0	25	0	3	0	1	0	4	0	3	22	0	0	25	0	2	2	2	0	6	0	60
Hourly Total	8	122	5	0	135	0	8	7	11	0	26	0	21	93	2	0	116	0	5	8	8	0	21	0	298
4:00PM	2	37	4	0	43	0	2	7	6	0	15	0	7	42	5	0	54	0	2	1	2	0	5	0	117
4:15PM	1	21	3	0	25	0	5	4	10	0	19	0	4	27	1	0	32	0	1	2	1	0	4	0	80
4:30PM	2	43	2	0	47	0	1	0	6	0	7	0	7	30	2	0	39	0	4	3	0	0	7	0	100
4:45PM	3	28	2	0	33	0	2	1	2	0	5	0	6	27	6	0	39	0	2	1	1	0	4	0	81
Hourly Total	8	129	11	0	148	0	10	12	24	0	46	0	24	126	14	0	164	0	9	7	4	0	20	0	378
5:00PM	4	30	2	0	36	0	1	0	2	0	3	0	12	34	3	0	49	0	3	2	0	0	5	0	93
5:15PM	1	43	5	0	49	0	0	1	4	0	5	0	12	23	2	0	37	0	2	3	4	0	9	0	100
5:30PM	2	52	2	0	56	0	1	1	7	0	9	0	10	28	1	0	39	0	2	3	0	0	5	0	109
5:45PM	6	55	2	0	63	0	1	4	4	0	9	0	12	33	0	0	45	0	1	3	1	0	5	0	122
Hourly Total	13	180	11	0	204	0	3	6	17	0	26	0	46	118	6	0	170	0	8	11	5	0	24	0	424
Total	33	589	35	0	657	0	28	31	76	0	135	0	160	442	29	0	631	0	29	36	35	0	100	0	1523
% Approach	5.0%	89.6%	5.3%	0%	-	-	20.7%	23.0%	56.3% 0	%	-	-	25.4%	70.0%	4.6% 0	%	-	-	29.0%	36.0% 3	35.0% (	)%	-	-	-
% Total	2.2%	38.7%	2.3%	0%	43.1%	-	1.8%	2.0%	5.0% 0	%	8.9%	-	10.5%	29.0%	1.9% 0	% 4	1.4%	-	1.9%	2.4%	2.3%	)%	6.6%	-	-
Motorcycles	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Motorcycles	0%	0%	0%	0%	0%	-	0%	0%	0% 0	%	0%	-	0%	0%	0% 0	%	0%	-	0%	0%	0% (	)%	0%	-	0%
Lights	33	573	32	0	638	-	25	31	74	0	130	-	157	426	28	0	611	-	27	36	34	0	97	-	1476
% Lights	100%	97.3%	91.4%	0%	97.1%	-	89.3%	100%	97.4% 0	%	96.3%	-	98.1%	96.4%	96.6% 0	% <b>9</b>	6.8%	-	93.1%	100% 9	97.1% (	)% <b>9</b>	97.0%	-	96.9%
Single-Unit Trucks	0	12	1	0	13	-	1	0	1	0	2	-	1	10	0	0	11	-	1	0	0	0	1	-	27
% Single-Unit Trucks	0%	2.0%	2.9%	0%	2.0%	-	3.6%	0%	1.3% 0	%	1.5%	-	0.6%	2.3%	0% 0	%	1.7%	-	3.4%	0%	0% (	)%	1.0%	-	1.8%
Articulated Trucks	0	4	0	0	4	-	0	0	0	0	0	-	0	4	0	0	4	-	0	0	0	0	0	-	8
% Articulated Trucks	0%	0.7%	0%	0%	0.6%	-	0%	0%	0% 0	%	0%	-	0%	0.9%	0% 0	%	0.6%	-	0%	0%	0% (	)%	0%	-	0.5%
Buses	0	0	2	0	2	-	2	0	1	0	3	-	2	2	1	0	5	-	1	0	1	0	2	-	12
% Buses	0%	0%	5.7%	0%	0.3%	-	7.1%	0%	1.3% 0	%	2.2%	-	1.3%	0.5%	3.4% 0	%	0.8%	-	3.4%	0%	2.9%	)%	2.0%	-	0.8%
Bicycles on Road	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	0%	0% 0	%	0%	-	0%	0%	0% 0	%	0%	-	0%	0%	0% (	)%	0%	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Tue Aug 27, 2024 Full Length (7 AM-9 AM, 4 PM-6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218681, Location: 29.543908, -98.148159





Tue Aug 27, 2024 AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218681, Location: 29.543908, -98.148159



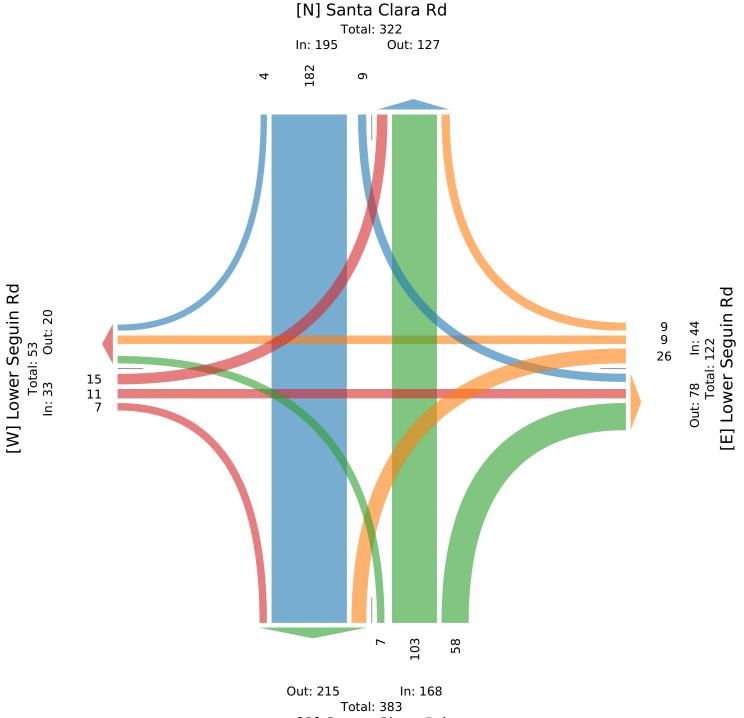
Provided by: C. J. Hensch & Associates Inc. 5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg	Santa	Clara R	.d				Lower	Seguin	Rd				Santa C	lara Ro	1				Lower	Seguin	Rd				
Direction	South	oound					Westbo	ound					Northbo	ound					Eastbou	ind					
Time	R	Т	L	U	App I	Ped*	R	Т	L	U	App I	ed*	R	Т	L	U	App P	ed*	R	Т	L	U	App P	ed*	Int
2024-08-27 7:15AM	1	42	4	0	47	0	5	1	9	0	15	0	22	29	2	0	53	0	4	3	3	0	10	0	125
7:30AM	0	49	1	0	50	0	0	4	8	0	12	0	15	29	3	0	47	0	1	3	6	0	10	0	119
7:45AM	1	42	2	0	45	0	1	1	5	0	7	0	11	21	1	0	33	0	1	1	5	0	7	0	92
8:00AM	2	49	2	0	53	0	3	3	4	0	10	0	10	24	1	0	35	0	1	4	1	0	6	0	104
Total	4	182	9	0	195	0	9	9	26	0	44	0	58	103	7	0	168	0	7	11	15	0	33	0	440
% Approach	2.1%	93.3%	4.6%	0%	-	-	20.5%	20.5%	59.1% (	)%	-	-	34.5%	61.3%	4.2% 0	%	-	-	21.2%	33.3%	45.5% (	)%	-	-	
% Total	0.9%	41.4%	2.0%	0%	14.3%	-	2.0%	2.0%	5.9% (	)% :	10.0%	-	13.2%	23.4%	1.6% 0	%3	8.2%	-	1.6%	2.5%	3.4% (	)%	7.5%	-	
PHF	0.500	0.929	0.563	-	0.920	-	0.450	0.563	0.722	-	0.733	-	0.659	0.888	0.583	- (	0.792	-	0.438	0.688	0.625	-	0.825	-	0.880
Motorcycles	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	C
% Motorcycles	0%	0%	0%	0%	0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% 0	%	0%	-	0%	0%	0% (	)%	0%	-	0%
Lights	4	175	9	0	188	-	7	9	24	0	40	-	57	97	6	0	160	-	6	11	14	0	31	-	419
% Lights	100%	96.2%	100%	0% 9	96.4%	-	77.8%	100%	92.3% (	)% (	90.9%	-	98.3%	94.2%	85.7% 0	% <b>9</b>	5.2%	-	85.7%	100%	93.3% (	)% 9	93.9%	-	95.2%
Single-Unit Trucks	0	5	0	0	5	-	1	0	1	0	2	-	0	6	0	0	6	-	1	0	0	0	1	-	14
% Single-Unit Trucks	0%	2.7%	0%	0%	2.6%	-	11.1%	0%	3.8% (	)%	4.5%	-	0%	5.8%	0% 0	%	3.6%	-	14.3%	0%	0% (	)%	3.0%	-	3.2%
Articulated Trucks	0	2	0	0	2	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	2
% Articulated Trucks	0%	1.1%	0%	0%	1.0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% 0	%	0%	-	0%	0%	0% (	)%	0%	-	0.5%
Buses	0	0	0	0	0	-	1	0	1	0	2	-	1	0	1	0	2	-	0	0	1	0	1	-	5
% Buses	0%	0%	0%	0%	0%	-	11.1%	0%	3.8% (	)%	4.5%	-	1.7%	0%	14.3% 0	%	1.2%	-	0%	0%	6.7% (	)%	3.0%	-	1.1%
Bicycles on Road	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	C
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% 0	%	0%	-	0%	0%	0% (	)%	0%	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	



Tue Aug 27, 2024 AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218681, Location: 29.543908, -98.148159





Tue Aug 27, 2024 PM Peak (5 PM - 6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218681, Location: 29.543908, -98.148159

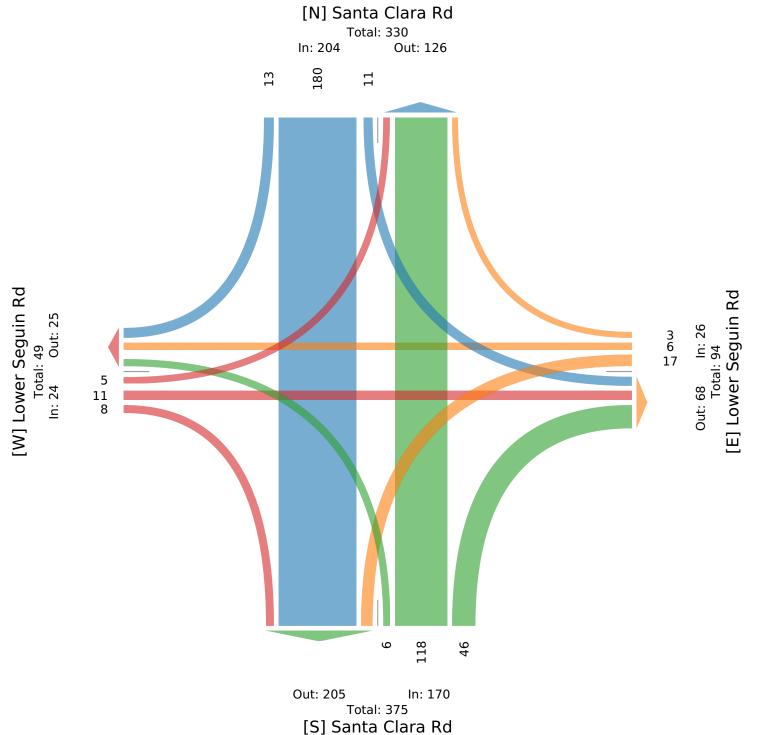


Provided by: C. J. Hensch & Associates Inc. 5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg	Santa (	Clara R	d				Lower	Seguin	Rd				Santa C	lara R	d				Lower	Seguin	Rd				
Direction	Southb	ound					Westbo	und					Northb	ound					Eastbou	und					
Time	R	Т	L	U	App P	ed*	R	Т	L	U	App I	ed*	R	Т	L	U	App F	ed*	R	Т	L	U	App Pe	d*	Int
2024-08-27 5:00PM	4	30	2	0	36	0	1	0	2	0	3	0	12	34	3	0	49	0	3	2	0	0	5	0	93
5:15PM	1	43	5	0	49	0	0	1	4	0	5	0	12	23	2	0	37	0	2	3	4	0	9	0	100
5:30PM	2	52	2	0	56	0	1	1	7	0	9	0	10	28	1	0	39	0	2	3	0	0	5	0	109
5:45PM	6	55	2	0	63	0	1	4	4	0	9	0	12	33	0	0	45	0	1	3	1	0	5	0	122
Total	13	180	11	0	204	0	3	6	17	0	26	0	46	118	6	0	170	0	8	11	5	0	24	0	424
% Approach	6.4%	88.2%	5.4%	0%	-	-	11.5%	23.1%	65.4% (	)%	-	-	27.1%	69.4%	3.5% (	)%	-	-	33.3%	45.8%	20.8% 0	%	-	-	-
% Total	3.1%	42.5%	2.6%	0% <b>4</b>	8.1%	-	0.7%	1.4%	4.0% (	)%	6.1%	-	10.8%	27.8%	1.4% (	)% 4	0.1%	-	1.9%	2.6%	1.2% 0	% 5	5.7%	-	-
PHF	0.542	0.818	0.550	- (	0.810	-	0.750	0.375	0.607	- (	0.722	-	0.958	0.868	0.500	-	0.867	-	0.667	0.917	0.313	- 0	.667	-	0.869
Motorcycles	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Motorcycles	0%	0%	0%	0%	0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% 0	%	0%	-	0%
Lights	13	178	11	0	202	-	3	6	17	0	26	-	45	118	6	0	169	-	8	11	5	0	24	-	421
% Lights	100%	98.9%	100%	0% <b>9</b>	9.0%	-	100%	100%	100% (	)%:	100%	-	97.8%	100%	100% (	)% 9	9.4%	-	100%	100%	100% 0	% 1	00%	-	99.3%
Single-Unit Trucks	0	2	0	0	2	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	2
% Single-Unit Trucks	0%	1.1%	0%	0%	1.0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% 0	%	0%	-	0.5%
Articulated Trucks	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Articulated Trucks	0%	0%	0%	0%	0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% 0	%	0%	-	0%
Buses	0	0	0	0	0	-	0	0	0	0	0	-	1	0	0	0	1	-	0	0	0	0	0	-	1
% Buses	0%	0%	0%	0%	0%	-	0%	0%	0% (	)%	0%	-	2.2%	0%	0% (	)%	0.6%	-	0%	0%	0% 0	%	0%	-	0.2%
Bicycles on Road	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0
% Bicycles on Road	0%	0%	0%	0%	0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% (	)%	0%	-	0%	0%	0% 0	%	0%	-	0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Santa Clara Rd at Lower Seguin Rd - TMC Tue Aug 27, 2024 PM Peak (5 PM - 6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218681, Location: 29.543908, -98.148159





Tue Aug 27, 2024 Full Length (7 AM-9 AM, 4 PM-6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218682, Location: 29.536071, -98.145551

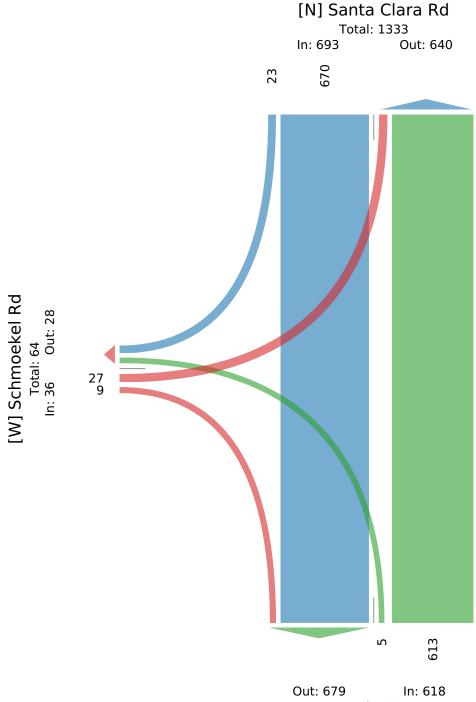


Provided by: C. J. Hensch & Associates Inc. 5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg	Santa Cla					Santa Clar	a Rd				Schmoeke	l Rd				
Direction	Southbou	nd				Northbour	nd				Eastbound					
Гіте	R	Т	U	Арр	Ped*	Т	L	U	Арр	Ped*	R	L	U	Арр	Ped*	Int
2024-08-27 7:00		24	0	25	0	51	0	0	51	0	0	1	0	1	0	7:
7:15 <i>A</i>	.M 2	55	0	57	0	52	0	0	52	0	0	0	0	0	0	10
7:30/	.M 2	58	0	60	0	41	0	0	41	0	0	3	0	3	0	104
7:45/		48	0	48	0	35	0	0	35	0	0	2	0	2	0	8
Hourly To	tal 5	185	0	190	0	179	0	0	179	0	0	6	0	6	0	375
8:004	.M 0	57	0	57	0	34	0	0	34	0	0	2	0	2	0	93
8:154	.M 1	30	0	31	0	32	0	0	32	0	0	1	0	1	0	64
8:30 <i>A</i>	.M 2	29	0	31	0	23	1	0	24	0	0	0	0	0	0	5
8:45 <i>A</i>	.M 1	24	0	25	0	27	0	0	27	0	0	1	0	1	0	53
Hourly To	tal 4	140	0	144	0	116	1	0	117	0	0	4	0	4	0	265
4:00]	PM 2	39	0	41	0	46	1	0	47	0	5	5	0	10	0	98
4:15	PM 1	33	0	34	0	35	0	0	35	0	0	0	0	0	0	69
4:30]	PM 3	46	0	49	0	36	0	0	36	0	0	1	0	1	0	80
4:45]	PM 0	26	0	26	0	37	2	0	39	0	0	2	0	2	0	67
Hourly To	tal 6	144	0	150	0	154	3	0	157	0	5	8	0	13	0	320
5:00]	M 1	37	0	38	0	44	0	0	44	0	3	7	0	10	0	92
5:15]	PM 1	49	0	50	0	31	0	0	31	0	0	1	0	1	0	82
5:30]	PM 4	55	0	59	0	42	0	0	42	0	0	0	0	0	0	10
5:45]	PM 2	60	0	62	0	47	1	0	48	0	1	1	0	2	0	112
Hourly To	tal 8	201	0	209	0	164	1	0	165	0	4	9	0	13	0	382
To	tal 23	670	0	693	0	613	5	0	618	0	9	27	0	36	0	1342
% Approx	<b>ch</b> 3.3%	96.7%	0%	-	-	99.2%	0.8%	0%	-	-	25.0%	75.0%	0%	-	-	
% To	tal 1.7%	49.7%	0%	51.4%	-	45.5%	0.4%	0%	45.9%	-	0.7%	2.0%	0%	2.7%	-	
Motorcyc	les 0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	(
% Motorcyc	les 0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Lig	nts 21	650	0	671	-	589	5	0	594	-	8	26	0	34	-	1299
% Lig	nts 91.3%	97.0%	0%	96.8%	-	96.1%	100%	0%	96.1%	-	88.9%	96.3%	0%	94.4%	-	96.4%
Single-Unit True		16	0	16	-	16	0	0	16	-	1	0	0	1	-	33
% Single-Unit True		2.4%	0%	2.3%	-	2.6%	0%	0%	2.6%	-	11.1%	0%	0%	2.8%	-	2.4%
Articulated True	<b>ks</b> 0	4	0	4	-	3	0	0	3	-	0	0	0	0	-	
% Articulated True	<b>ks</b> 0%	0.6%	0%	0.6%	-	0.5%	0%	0%	0.5%	-	0%	0%	0%	0%	-	0.5%
Bu	ses 2	0	0	2	-	5	0	0	5	-	0	1	0	1	-	8
% Bu	ses 8.7%	0%	0%	0.3%	-	0.8%	0%	0%	0.8%	-	0%	3.7%	0%	2.8%	-	0.6%
Bicycles on Ro		0	0	0	-	0	0	0	0	-	0	0	0	0	-	(
% Bicycles on Ro	_	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestria		-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestria	ins -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bicycles on Crossw	_	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crossw		-	-	-		-										

Tue Aug 27, 2024 Full Length (7 AM-9 AM, 4 PM-6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218682, Location: 29.536071, -98.145551





Total: 1297 [S] Santa Clara Rd

Tue Aug 27, 2024 AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218682, Location: 29.536071, -98.145551

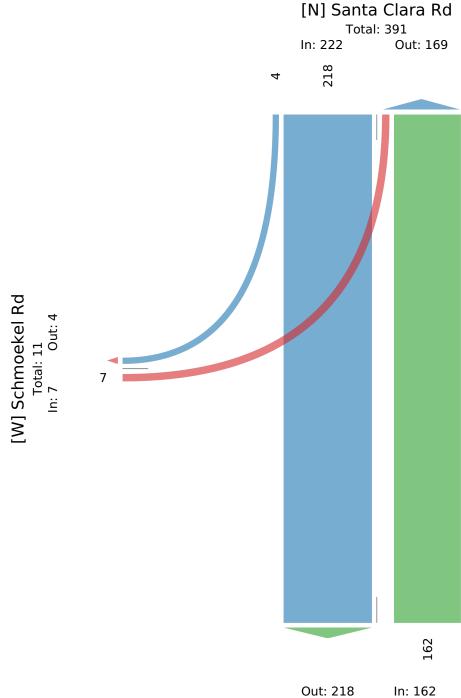


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				ekel Rd	Schmo				a Rd	Santa Clar				Rd	Santa Clara	Leg
				ınd	Eastbou				d	Northboun				1	Southbound	Direction
Int	Ped*	Арр	U	L	R	Ped*	Арр	U	L	Т	Ped*	Арр	U	Т	R	Time
10	0	0	0	0	0	0	52	0	0	52	0	57	0	55	2	2024-08-27 7:15AM
10	0	3	0	3	0	0	41	0	0	41	0	60	0	58	2	7:30AM
8	0	2	0	2	0	0	35	0	0	35	0	48	0	48	0	7:45AM
9	0	2	0	2	0	0	34	0	0	34	0	57	0	57	0	8:00AM
39	0	7	0	7	0	0	162	0	0	162	0	222	0	218	4	Total
	-	-	0%	100%	0%	-	-	0%	0%	100%	-	-	0%	98.2%	1.8%	% Approach
	-	1.8%	0%	1.8%	0%	-	41.4%	0%	0%	41.4%	-	56.8%	0%	55.8%	1.0%	% Total
0.89	-	0.583	-	0.583	-	-	0.779	-	-	0.779	-	0.925	-	0.940	0.500	PHF
	-	0	0	0	0	-	0	0	0	0	-	0	0	0	0	Motorcycles
0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	% Motorcycles
36	-	6	0	6	0	-	150	0	0	150	-	209	0	206	3	Lights
93.49	-	85.7%	0%	85.7%	0%	-	92.6%	0%	0%	92.6%	-	94.1%	0%	94.5%	75.0%	% Lights
2	-	0	0	0	0	-	10	0	0	10	-	10	0	10	0	Single-Unit Trucks
5.1%	-	0%	0%	0%	0%	-	6.2%	0%	0%	6.2%	-	4.5%	0%	4.6%	0%	% Single-Unit Trucks
	-	0	0	0	0	-	1	0	0	1	-	2	0	2	0	Articulated Trucks
0.8%	-	0%	0%	0%	0%	-	0.6%	0%	0%	0.6%	-	0.9%	0%	0.9%	0%	% Articulated Trucks
	-	1	0	1	0	-	1	0	0	1	-	1	0	0	1	Buses
0.8%	-	14.3%	0%	14.3%	0%	-	0.6%	0%	0%	0.6%	-	0.5%	0%	0%	25.0%	% Buses
(	-	0	0	0	0	-	0	0	0	0	-	0	0	0	0	Bicycles on Road
0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	% Bicycles on Road
	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	Pedestrians
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	% Pedestrians
	0	-	-	-	-	0	-	-	-	-	0	-	-	-	-	Bicycles on Crosswalk
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	% Bicycles on Crosswalk

Tue Aug 27, 2024 AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218682, Location: 29.536071, -98.145551





Total: 380 [S] Santa Clara Rd

Tue Aug 27, 2024 PM Peak (5 PM - 6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218682, Location: 29.536071, -98.145551

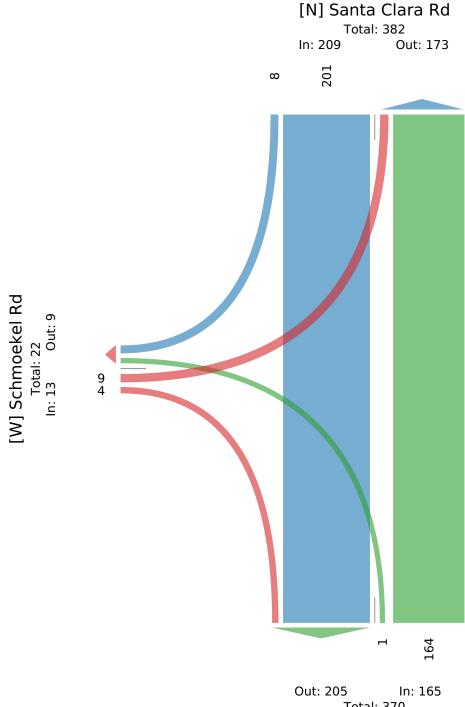


Provided by: C. J. Hensch & Associates Inc. 5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg	Santa Cla	ra Rd				Santa Clar	a Rd				Schmoekel	Rd				
Direction	Southbou	nd				Northboun	d				Eastbound					
Time	R	Т	U	Арр	Ped*	Т	L	U	Арр	Ped*	R	L	U	Арр	Ped*	Int
2024-08-27 5:00PM	1	37	0	38	0	44	0	0	44	0	3	7	0	10	0	92
5:15PM	1	49	0	50	0	31	0	0	31	0	0	1	0	1	0	8
5:30PM	4	55	0	59	0	42	0	0	42	0	0	0	0	0	0	10
5:45PM	2	60	0	62	0	47	1	0	48	0	1	1	0	2	0	112
Total	8	201	0	209	0	164	1	0	165	0	4	9	0	13	0	38
% Approach	3.8%	96.2%	0%	-	-	99.4%	0.6%	0%	-	-	30.8%	69.2%	0%	-	-	
% Total	2.1%	51.9%	0%	54.0%	-	42.4%	0.3%	0%	42.6%	-	1.0%	2.3%	0%	3.4%	-	
PHF	0.500	0.838	-	0.843	-	0.872	0.250	-	0.859	-	0.333	0.321	-	0.325	-	0.864
Motorcycles	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	
% Motorcycles	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Lights	8	199	0	207	-	162	1	0	163	-	4	9	0	13	-	38
% Lights	100%	99.0%	0%	99.0%	-	98.8%	100%	0%	98.8%	-	100%	100%	0%	100%	-	99.0%
Single-Unit Trucks	0	2	0	2	-	0	0	0	0	-	0	0	0	0	-	
% Single-Unit Trucks	0%	1.0%	0%	1.0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0.5%
Articulated Trucks	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	
% Articulated Trucks	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Buses	0	0	0	0	-	2	0	0	2	-	0	0	0	0	-	:
% Buses	0%	0%	0%	0%	-	1.2%	0%	0%	1.2%	-	0%	0%	0%	0%	-	0.5%
Bicycles on Road	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	
% Bicycles on Road	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

Santa Clara Rd at Schmoekel Rd - TMC Tue Aug 27, 2024 PM Peak (5 PM - 6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218682, Location: 29.536071, -98.145551





Total: 370 [S] Santa Clara Rd

Tue Aug 27, 2024 Full Length (7 AM-9 AM, 4 PM-6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218683, Location: 29.525923, -98.142058

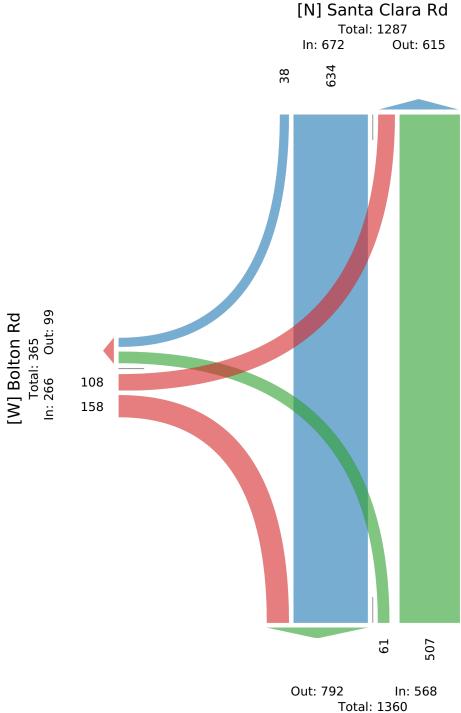


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	Santa Clar					Santa Clara					Bolton Rd					
ction	Southbour					Northboun					Eastbound					
2	R	Т	U	Арр	Ped*	Т	L	U	Арр	Ped*	R	L	U	Арр	Ped*	
2024-08-27 7:00AM	2	21	0	23	0	51	5	0	56	0		3	0	9	0	88
7:15AM	4	48	0	52	0	47	1	0	48	0		5	0	12	0	112
7:30AM	7	56	0	63	0	39	2	0	41	0	3	3	0	6	0	110
7:45AM	1	42	0	43	0	30	4	0	34	0	1	3	0	4	0	81
Hourly Total	14	167	0	181	0	167	12	0	179	0	17	14	0	31	0	<b>39</b> 1
8:00AM	2	54	0	56	0	29	5	0	34	0	4	4	0	8	0	98
8:15AM	1	32	0	33	0	30	3	0	33	0		3	0	5	0	7
8:30AM	2	24	0	26	0	23	1	0	24	0	2	0	0	2	0	52
8:45AM	3	22	0	25	0	22	2	0	24	0	3	2	0	5	0	54
Hourly Total	. 8	132	0	140	0	104	11	0	115	0	11	9	0	20	0	275
4:00PM	3	39	0	42	0	25	1	0	26	0	26	22	0	48	0	116
4:15PM	4	31	0	35	0	28	5	0	33	0	14	5	0	19	0	87
4:30PM	2	43	0	45	0	23	7	0	30	0	13	11	0	24	0	99
4:45PM	0	26	0	26	0	35	4	0	39	0	11	8	0	19	0	84
Hourly Total	9	139	0	148	0	111	17	0	128	0	64	46	0	110	0	386
5:00PM	1	38	0	39	0	29	4	0	33	0	26	13	0	39	0	111
5:15PM	2	45	0	47	0	24	2	0	26	0	6	6	0	12	0	8
5:30PM	2	56	0	58	0	38	7	0	45	0	16	8	0	24	0	127
5:45PM	2	57	0	59	0	34	8	0	42	0	18	12	0	30	0	131
Hourly Total	7	196	0	203	0	125	21	0	146	0	66	39	0	105	0	454
Total	. 38	634	0	672	0	507	61	0	568	0	158	108	0	266	0	1506
% Approach	5.7%	94.3%	0%	-	-	89.3%	10.7%	0%	-	-	59.4%	40.6%	0%	-	-	
% Total	2.5%	42.1%	0%	44.6%	-	33.7%	4.1%	0%	37.7%	-	10.5%	7.2%	0%	17.7%	-	
Motorcycles	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	(
% Motorcycles	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Lights	37	618	0	655	-	487	48	0	535	-	155	105	0	260	-	1450
% Lights	97.4%	97.5%	0%	97.5%	-	96.1%	78.7%	0%	94.2%	-	98.1%	97.2%	0%	97.7%	-	96.3%
Single-Unit Trucks	1	12	0	13	-	13	4	0	17	-	0	3	0	3	-	33
% Single-Unit Trucks	2.6%	1.9%	0%	1.9%	-	2.6%	6.6%	0%	3.0%	-	0%	2.8%	0%	1.1%	-	2.2%
Articulated Trucks	0	4	0	4	-	3	9	0	12	-	3	0	0	3	-	19
% Articulated Trucks	0%	0.6%	0%	0.6%	-	0.6%	14.8%	0%	2.1%	-	1.9%	0%	0%	1.1%	-	1.3%
Buses	0	0	0	0	-	4	0	0	4	-	0	0	0	0	-	4
% Buses	0%	0%	0%	0%	-	0.8%	0%	0%	0.7%	-	0%	0%	0%	0%	-	0.3%
Bicycles on Road	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	(
% Bicycles on Road		0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-							-					-			

Tue Aug 27, 2024 Full Length (7 AM-9 AM, 4 PM-6 PM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218683, Location: 29.525923, -98.142058





[S] Santa Clara Rd

Tue Aug 27, 2024 AM Peak (7:15 AM - 8:15 AM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218683, Location: 29.525923, -98.142058

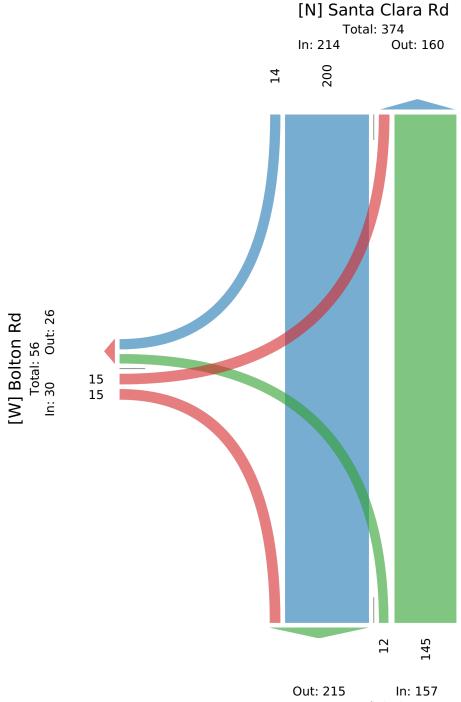


Provided by: C. J. Hensch & Associates Inc. 5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg	Santa Clar	a Rd				Santa Clar	a Rd				Bolton Rd						
Direction	Southbour	nd				Northboun	ıd				Eastbound						
Time	R	Т	U	Арр	Ped*	Т	L	U	Арр	Ped*	R	L	U	Арр	Ped*	Int	
2024-08-27 7:15AM	1 4	48	0	52	0	47	1	0	48	0	7	5	0	12	0		112
7:30AM	[ 7	56	0	63	0	39	2	0	41	0	3	3	0	6	0		110
7:45AM	I 1	42	0	43	0	30	4	0	34	0	1	3	0	4	0		81
8:00AM	1 2	54	0	56	0	29	5	0	34	0	4	4	0	8	0		98
Tota	l 14	200	0	214	0	145	12	0	157	0	15	15	0	30	0		401
% Approach	n 6.5%	93.5%	0%	-	-	92.4%	7.6%	0%	-	-	50.0%	50.0%	0%	-	-		-
% Tota	l 3.5%	49.9%	0%	53.4%	-	36.2%	3.0%	0%	39.2%	-	3.7%	3.7%	0%	7.5%	-		-
PHI	0.500	0.893	-	0.849	-	0.771	0.600	-	0.818	-	0.536	0.750	-	0.625	-		0.895
Motorcycles	<b>5</b> 0	0	0	0	-	0	0	0	0	-	0	0	0	0	-		0
% Motorcycles	<b>6</b> 0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-		0%
Lights	<b>i</b> 13	193	0	206	-	136	11	0	147	-	13	12	0	25	-		378
% Lights	92.9%	96.5%	0%	96.3%	-	93.8%	91.7%	0%	93.6%	-	86.7%	80.0%	0%	83.3%	-	9	94.3%
Single-Unit Trucks	1	6	0	7	-	8	0	0	8	-	0	3	0	3	-		18
% Single-Unit Trucks	7.1%	3.0%	0%	3.3%	-	5.5%	0%	0%	5.1%	-	0%	20.0%	0%	10.0%	-		4.5%
Articulated Trucks	. 0	1	0	1	-	0	1	0	1	-	2	0	0	2	-		4
% Articulated Trucks	0%	0.5%	0%	0.5%	-	0%	8.3%	0%	0.6%	-	13.3%	0%	0%	6.7%	-		1.0%
Buses	<b>s</b> 0	0	0	0	-	1	0	0	1	-	0	0	0	0	-		1
% Buses	<b>6</b> 0%	0%	0%	0%	-	0.7%	0%	0%	0.6%	-	0%	0%	0%	0%	-		0.2%
Bicycles on Road	<b>I</b> 0	0	0	0	-	0	0	0	0	-	0	0	0	0	-		0
% Bicycles on Road	l 0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-		0%
Pedestrians	- 3	-	-	-	0	-	-	-	-	0	-	-	-	-	0		
% Pedestrians		-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
Bicycles on Crosswalk	- x	-	-	-	0	-	-	-	-	0	-	-	-	-	0		
% Bicycles on Crosswalk	- x	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-

Tue Aug 27, 2024 AM Peak (7:15 AM - 8:15 AM) All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218683, Location: 29.525923, -98.142058





Total: 372 [S] Santa Clara Rd

# Santa Clara Rd at Bolton Rd - TMC

Tue Aug 27, 2024 PM Peak (5 PM - 6 PM) - Overall Peak Hour All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218683, Location: 29.525923, -98.142058



Provided by: C. J. Hensch & Associates Inc. 5215 Sycamore Ave., Pasadena, TX, 77503, US

Leg	Santa Cla	ra Rd				Santa Clar	a Rd				Bolton Rd						
Direction	Southbou	nd				Northboun	d				Eastbound						
Time	R	Т	U	Арр	Ped*	Т	L	U	Арр	Ped*	R	L	U	Арр	Ped*	Int	
2024-08-27 5:00PM	1	38	0	39	0	29	4	0	33	0	26	13	0	39	0		111
5:15PM	2	45	0	47	0	24	2	0	26	0	6	6	0	12	0		85
5:30PM	2	56	0	58	0	38	7	0	45	0	16	8	0	24	0		127
5:45PM	2	57	0	59	0	34	8	0	42	0	18	12	0	30	0		131
Total	. 7	196	0	203	0	125	21	0	146	0	66	39	0	105	0		454
% Approach	3.4%	96.6%	0%	-	-	85.6%	14.4%	0%	-	-	62.9%	37.1%	0%	-	-		-
% Total	1.5%	43.2%	0%	44.7%	-	27.5%	4.6%	0%	32.2%	-	14.5%	8.6%	0%	23.1%	-		-
PHF	0.875	0.860	-	0.860	-	0.822	0.656	-	0.811	-	0.635	0.750	-	0.673	-		0.866
Motorcycles	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-		0
% Motorcycles	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-		0%
Lights	7	194	0	201	-	124	19	0	143	-	66	39	0	105	-		449
% Lights	100%	99.0%	0%	99.0%	-	99.2%	90.5%	0%	97 <b>.9%</b>	-	100%	100%	0%	100%	-		98.9%
Single-Unit Trucks	0	2	0	2	-	0	0	0	0	-	0	0	0	0	-		2
% Single-Unit Trucks	0%	1.0%	0%	1.0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-		0.4%
Articulated Trucks	0	0	0	0	-	0	2	0	2	-	0	0	0	0	-		2
% Articulated Trucks	0%	0%	0%	0%	-	0%	9.5%	0%	1.4%	-	0%	0%	0%	0%	-		0.4%
Buses	0	0	0	0	-	1	0	0	1	-	0	0	0	0	-		1
% Buses	0%	0%	0%	0%	-	0.8%	0%	0%	0.7%	-	0%	0%	0%	0%	-		0.2%
Bicycles on Road	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-		0
% Bicycles on Road	0%	0%	0%	0%	-	0%	0%	0%	0%	-	0%	0%	0%	0%	-		0%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0		
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0		
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-

\*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

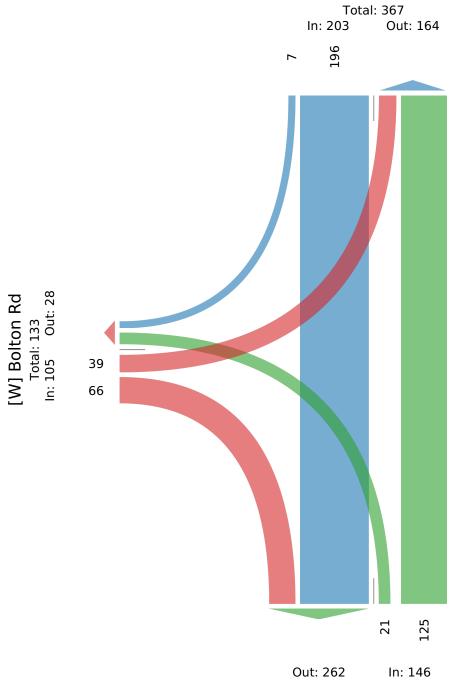
# Santa Clara Rd at Bolton Rd - TMC

Tue Aug 27, 2024 PM Peak (5 PM - 6 PM) - Overall Peak Hour All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses, Pedestrians, Bicycles on Road, Bicycles on Crosswalk) All Movements ID: 1218683, Location: 29.525923, -98.142058

[N] Santa Clara Rd



Provided by: C. J. Hensch & Associates Inc. 5215 Sycamore Ave., Pasadena, TX, 77503, US



							Neill T	ract								
Job Name:				Neill Tract												
N/S Road Name:				Stolte Road												
W/E Road Name:			9	Schmoekel Roa	ıd							. E	<b>(</b> \		$\mathbf{V}$	
City, State - County:				Marion, Texas	5						<u> </u>				I	
Date:			Wedne	sday, August 2	28, 2024			-			F	NGINE	FRINC	GROI	IP	
Intersection Type:								-								
Time Period:		7:00 AM		-		8:00 AM		-								
Peak Hour:		7:00 AM		-		9:00 AM										
			e Road			Schmoe	kel Road			Stolt	e Road			Private	Driveway	
			Bound			-	Bound	_			nBound				Bound	_
Start Time	Left	Thru	Right	U-Turns	Left	Thru	Right	U-Turns	Left	Thru	Right	U-Turns	Left	Thru	Right	U-Tu
7:00 - 7:15 AM	0	0	0		0	0	0		0	0	0		0	0	0	
7:15 - 7:30 AM	0	0	0		0	0	0		0	0	0		0	0	0	
7:30 - 7:45 AM	1	2	0		1	0	2		0	2	0		0	0	0	
7:45 - 8:00 AM	1	1	0		1	0	0		0	1	0		0	0	0	
8:00 - 8:15 AM	0	2	0		1	0	1		0	2	1		0	0	0	
8:15 - 8:30 AM	0	5	0		2	0	2		0	2	1		0	0	0	
8:30 - 8:45 AM	0	1	0		0	0	1		0	1	0		0	0	0	
8:45 - 9:00 AM	0	0	0		0	0	0		0	0	0		0	0	0	
Total	2	11	0	0	5	0	6	0	0	8	2	0	0	0	0	0
Peak Grand Total																
Peak Total																
Peak Percent																

Legacy Engineering Group TMM Somerset Tract Page 01 of 02 Neill Tract Neill Tract Job Name N/S Road Name Stolte Road LEGACY W/E Road Name Schmoekel Road City, State - County: Marion, Texas ENGINEERING GROUP Wednesday, August 28, 2024 Date Intersection Type 4:30 PM 5:30 PM Time Period: -4:00 PM 6:00 PM Peak Hour: -Stolte Road Schmoekel Road Stolte Road Private Driveway SouthBound WestBound EastBound NorthBound U-Turns Start Time Left Thru Right U-Turns Left Thru Right U-Turns Left Thru Right U-Turns Left Thru Right 4:00 - 4:15 PM 4:15 - 4:30 PM 4:30 - 4:45 PM 4:45 - 5:00 PM 8:00 - 8:15 AM 8:15 - 8:30 AM 8:30 - 8:45 AM 8:45 - 9:00 AM Total Peak Grand Total Peak Total Peak Percent Windy / Cloudy Comments

APPENDIX C – SYNCHRO OUTPUT REPORTS



# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			4			4		
Traffic Vol, veh/h	0	0	0	3	0	3	0	5	1	2	5	0	
Future Vol, veh/h	0	0	0	3	0	3	0	5	1	2	5	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	3	0	3	0	5	1	2	5	0	

Major/Minor	Minor2			Minor1			Major1		Ν	1ajor2			
Conflicting Flow All	16	15	5	15	15	6	5	0	0	6	0	0	
Stage 1	9	9	-	6	6	-	-	-	-	-	-	-	
Stage 2	7	6	-	9	9	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	999	879	1078	1001	879	1077	1616	-	-	1615	-	-	
Stage 1	1012	888	-	1016	891	-	-	-	-	-	-	-	
Stage 2	1015	891	-	1012	888	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	995	878	1078	1000	878	1077	1616	-	-	1615	-	-	
Mov Cap-2 Maneuver	995	878	-	1000	878	-	-	-	-	-	-	-	
Stage 1	1012	887	-	1016	891	-	-	-	-	-	-	-	
Stage 2	1012	891	-	1011	887	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.5	0	2.1	
HCM LOS	А	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EB	Ln1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1616	-	-	-	1037	1615	-	-
HCM Lane V/C Ratio	-	-	-	-	0.006	0.001	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	А	-	-	Α	А	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

#### Intersection Int Delay, s/veh 2.3 EBL EBT EBR WBL WBT WBR NBL NBT NBR SBL SBT SBR Movement **4** 11 **₽** 9 Lane Configurations 4 4 103 182 Traffic Vol, veh/h 15 7 26 9 58 9 4 7 Future Vol, veh/h 15 11 7 26 9 9 7 103 58 9 182 4 Conflicting Peds, #/hr 0 0 0 0 0 0 0 0 0 0 0 0 Sign Control Stop Stop Stop Stop Stop Stop Free Free Free Free Free Free RT Channelized None None -\_ None -\_ None ----Storage Length \_ \_ \_ \_ \_ \_ --\_ -\_ -Veh in Median Storage, # -0 -0 \_ 0 \_ \_ 0 -\_ -Grade, % 0 0 0 0 --------Peak Hour Factor 92 92 92 92 92 92 92 92 92 92 92 92 Heavy Vehicles, % 2 2 2 2 2 2 2 2 2 2 2 2 Mvmt Flow 16 12 8 28 10 10 8 112 63 10 198 4

Major/Minor	Minor2			Vinor1			Major1		Ν	/lajor2			
Conflicting Flow All	390	411	200	390	382	144	202	0	0	175	0	0	
Stage 1	220	220	-	160	160	-	-	-	-	-	-	-	
Stage 2	170	191	-	230	222	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	569	531	841	569	551	903	1370	-	-	1401	-	-	
Stage 1	782	721	-	842	766	-	-	-	-	-	-	-	
Stage 2	832	742	-	773	720	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver		523	841	548	543	903	1370	-	-	1401	-	-	
Mov Cap-2 Maneuver	549	523	-	548	543	-	-	-	-	-	-	-	
Stage 1	777	715	-	836	761	-	-	-	-	-	-	-	
Stage 2	807	737	-	747	714	-	-	-	-	-	-	-	
Approach	EB			WB			NB			SB			
HCM Control Delay, s	/v 11.6			11.6			0.3			0.4			

HCM LOS B B

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1W	/BLn1	SBL	SBT	SBR
Capacity (veh/h)	1370	-	-	582	595	1401	-	-
HCM Lane V/C Ratio	0.006	-	-	0.062	0.08	0.007	-	-
HCM Control Delay (s/veh)	7.6	0	-	11.6	11.6	7.6	0	-
HCM Lane LOS	А	А	-	В	В	А	А	-
HCM 95th %tile Q (veh)	0	-	-	0.2	0.3	0	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			्र	1		4		
Traffic Vol, veh/h	7	0	0	0	0	0	0	162	0	0	218	4	
Future Vol, veh/h	7	0	0	0	0	0	0	162	0	0	218	4	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None										
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2	
Mvmt Flow	8	0	0	0	0	0	0	176	0	0	237	4	

Major/Minor	Minor2			Minor1			Major1		Ма	ajor2			
Conflicting Flow All	415	415	239	415	417	176	241	0	0	-	-	0	
Stage 1	239	239	-	176	176	-	-	-	-	-	-	-	
Stage 2	176	176	-	239	241	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-	
Pot Cap-1 Maneuver	548	528	800	548	527	867	1326	-	-	0	-	-	
Stage 1	764	708	-	826	753	-	-	-	-	0	-	-	
Stage 2	826	753	-	764	706	-	-	-	-	0	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	548	528	800	548	527	867	1326	-	-	-	-	-	
Mov Cap-2 Maneuver	548	528	-	548	527	-	-	-	-	-	-	-	
Stage 1	764	708	-	826	753	-	-	-	-	-	-	-	
Stage 2	826	753	-	764	706	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Dela	ay, s/v 11.7	0	0	0	
HCM LOS	В	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1W	/BLn1	SBT	SBR
Capacity (veh/h)	1326	-	-	548	-	-	-
HCM Lane V/C Ratio	-	-	-	0.014	-	-	-
HCM Control Delay (s/veh)	0	-	-	11.7	0	-	-
HCM Lane LOS	А	-	-	В	А	-	-
HCM 95th %tile Q (veh)	0	-	-	0	-	-	-

Int Delay, s/veh	1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	٦	1		र्भ	4	
Traffic Vol, veh/h	15	15	12	145	200	14
Future Vol, veh/h	15	15	12	145	200	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage	,# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	16	13	158	217	15

Major/Minor	Minor2		Major1	Maj	or2		
Conflicting Flow All	409	225	232	0	-	0	
Stage 1	225	-	-	-	-	-	
Stage 2	184	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318		-	-	-	
Pot Cap-1 Maneuver	599	814	1336	-	-	-	
Stage 1	812	-	-	-	-	-	
Stage 2	848	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver	592	814	1336	-	-	-	
Mov Cap-2 Maneuver	592	-	-	-	-	-	
Stage 1	803	-	-	-	-	-	
Stage 2	848	-	-	-	-	-	

Approach EB	NB	SB
HCM Control Delay, s/v 10.4	0.6	0
HCM LOS B		

Minor Lane/Major Mvmt	NBL	NBT E	EBLn1 E	BLn2	SBT	SBR
Capacity (veh/h)	1336	-	592	814	-	-
HCM Lane V/C Ratio	0.01	-	0.028	0.02	-	-
HCM Control Delay (s/veh)	7.7	0	11.3	9.5	-	-
HCM Lane LOS	А	A	В	А	-	-
HCM 95th %tile Q (veh)	0	-	0.1	0.1	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		\$			\$			\$			4		
Traffic Vol, veh/h	0	0	0	1	0	1	0	2	2	3	3	0	
Future Vol, veh/h	0	0	0	1	0	1	0	2	2	3	3	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	1	0	1	0	2	2	3	3	0	

Major/Minor	Minor2			Minor1			Major1		N	lajor2				
Conflicting Flow All	13	13	3	12	12	3	3	0	0	4	0	0		
Stage 1	9	9	-	3	3	-	-	-	-	-	-	-		
Stage 2	4	4	-	9	9	-	-	-	-	-	-	-		
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-		
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	- 1	2.218	-	-		
Pot Cap-1 Maneuver	1004	881	1081	1005	883	1081	1619	-	-	1618	-	-		
Stage 1	1012	888	-	1020	893	-	-	-	-	-	-	-		
Stage 2	1018	892	-	1012	888	-	-	-	-	-	-	-		
Platoon blocked, %								-	-		-	-		
Mov Cap-1 Maneuver	1001	879	1081	1003	881	1081	1619	-	-	1618	-	-		
Mov Cap-2 Maneuver	1001	879	-	1003	881	-	-	-	-	-	-	-		
Stage 1	1012	886	-	1020	893	-	-	-	-	-	-	-		
Stage 2	1017	892	-	1010	886	-	-	-	-	-	-	-		

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.5	0	3.6	
HCM LOS	А	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EE	SLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1619	-	-	-	1041	1618	-	-
HCM Lane V/C Ratio	-	-	-	-	0.002	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	А	-	-	А	А	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

#### 10/04/2024

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			4			4		
Traffic Vol, veh/h	5	11	8	17	6	3	6	118	46	11	180	13	
Future Vol, veh/h	5	11	8	17	6	3	6	118	46	11	180	13	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None										
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	5	12	9	18	7	3	7	128	50	12	196	14	

Major/Minor	Minor2		l	Minor1			Major1			Major2			
Conflicting Flow All	399	419	203	405	401	153	210	0	0	178	0	0	
Stage 1	227	227	-	167	167	-	-	-	-	-	-	-	
Stage 2	172	192	-	238	234	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	561	525	838	556	538	893	1361	-	-	1398	-	-	
Stage 1	776	716	-	835	760	-	-	-	-	-	-	-	
Stage 2	830	742	-	765	711	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	547	517	838	534	529	893	1361	-	-	1398	-	-	
Mov Cap-2 Maneuver	547	517	-	534	529	-	-	-	-	-	-	-	
Stage 1	771	709	-	830	755	-	-	-	-	-	-	-	
Stage 2	815	738	-	737	704	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s	/v 11.3	11.8	0.3	0.4	
HCM LOS	В	В			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1361	-	-	601	559	1398	-	-
HCM Lane V/C Ratio	0.005	-	-	0.043	0.051	0.009	-	-
HCM Control Delay (s/veh)	7.7	0	-	11.3	11.8	7.6	0	-
HCM Lane LOS	А	А	-	В	В	А	А	-
HCM 95th %tile Q (veh)	0	-	-	0.1	0.2	0	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			र्च	1		4		
Traffic Vol, veh/h	9	0	4	0	0	0	1	164	0	0	201	8	
Future Vol, veh/h	9	0	4	0	0	0	1	164	0	0	201	8	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None										
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2	
Mvmt Flow	10	0	4	0	0	0	1	178	0	0	218	9	

Major/Minor	Minor2		l	Vinor1			Major1		M	ajor2				
Conflicting Flow All	403	403	223	405	407	178	227	0	0	-	-	0		
Stage 1	223	223	-	180	180	-	-	-	-	-	-	-		
Stage 2	180	180	-	225	227	-	-	-	-	-	-	-		
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-		
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-		
Pot Cap-1 Maneuver	558	536	817	556	533	865	1341	-	-	0	-	-		
Stage 1	780	719	-	822	750	-	-	-	-	0	-	-		
Stage 2	822	750	-	778	716	-	-	-	-	0	-	-		
Platoon blocked, %								-	-		-	-		
Mov Cap-1 Maneuver	557	535	817	553	532	865	1341	-	-	-	-	-		
Mov Cap-2 Maneuver	557	535	-	553	532	-	-	-	-	-	-	-		
Stage 1	779	719	-	821	749	-	-	-	-	-	-	-		
Stage 2	821	749	-	774	716	-	-	-	-	-	-	-		

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	11	0	0	0	
HCM LOS	В	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1W	/BLn1	SBT	SBR
Capacity (veh/h)	1341	-	-	617	-	-	-
HCM Lane V/C Ratio	0.001	-	-	0.023	-	-	-
HCM Control Delay (s/veh)	7.7	0	-	11	0	-	-
HCM Lane LOS	А	А	-	В	А	-	-
HCM 95th %tile Q (veh)	0	-	-	0.1	-	-	-

Int Delay, s/veh	2.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	ľ	1		- <del>र्</del> स	el 👘	
Traffic Vol, veh/h	39	66	21	125	196	7
Future Vol, veh/h	39	66	21	125	196	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage	, # 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	72	23	136	213	8

Major/Minor	Minor2	ļ	Major1	Maj	or2		
Conflicting Flow All	399	217	221	0	-	0	
Stage 1	217	-	-	-	-	-	
Stage 2	182	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318		-	-	-	
Pot Cap-1 Maneuver	607	823	1348	-	-	-	
Stage 1	819	-	-	-	-	-	
Stage 2	849	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver		823	1348	-	-	-	
Mov Cap-2 Maneuver	596	-	-	-	-	-	
Stage 1	804	-	-	-	-	-	
Stage 2	849	-	-	-	-	-	

Minor Lane/Major Mvmt	NBL	NBT	BLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1348	-	596	823	-	-
HCM Lane V/C Ratio	0.017	-	0.071	0.087	-	-
HCM Control Delay (s/veh)	7.7	0	11.5	9.8	-	-
HCM Lane LOS	А	A	В	А	-	-
HCM 95th %tile Q (veh)	0.1	-	0.2	0.3	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			4			4		
Traffic Vol, veh/h	0	0	0	3	0	3	0	5	1	2	5	0	
Future Vol, veh/h	0	0	0	3	0	3	0	5	1	2	5	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	3	0	3	0	5	1	2	5	0	

Major/Minor	Minor2			Minor1			Major1		Ν	/lajor2			
Conflicting Flow All	16	15	5	15	15	6	5	0	0	6	0	0	
Stage 1	9	9	-	6	6	-	-	-	-	-	-	-	
Stage 2	7	6	-	9	9	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	999	879	1078	1001	879	1077	1616	-	-	1615	-	-	
Stage 1	1012	888	-	1016	891	-	-	-	-	-	-	-	
Stage 2	1015	891	-	1012	888	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	995	878	1078	1000	878	1077	1616	-	-	1615	-	-	
Mov Cap-2 Maneuver	995	878	-	1000	878	-	-	-	-	-	-	-	
Stage 1	1012	887	-	1016	891	-	-	-	-	-	-	-	
Stage 2	1012	891	-	1011	887	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.5	0	2.1	
HCM LOS	А	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EE	SLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1616	-	-	-	1037	1615	-	-
HCM Lane V/C Ratio	-	-	-	-	0.006	0.001	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	А	-	-	А	А	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

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## Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		- 40-			- 44			- 44			- 44		
Traffic Vol, veh/h	23	12	10	31	10	22	15	144	74	14	263	24	
Future Vol, veh/h	23	12	10	31	10	22	15	144	74	14	263	24	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	,# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	25	13	11	34	11	24	16	157	80	15	286	26	

Major/Minor	Minor2			Vinor1			Major1		N	/lajor2			
Conflicting Flow All	576	598	299	570	571	197	312	0	0	237	0	0	
Stage 1	329	329	-	229	229	-	-	-	-	-	-	-	
Stage 2	247	269	-	341	342	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	428	416	741	432	431	844	1248	-	-	1330	-	-	
Stage 1	684	646	-	774	715	-	-	-	-	-	-	-	
Stage 2	757	687	-	674	638	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	399	404	741	406	419	844	1248	-	-	1330	-	-	
Mov Cap-2 Maneuver	399	404	-	406	419	-	-	-	-	-	-	-	
Stage 1	674	637	-	762	704	-	-	-	-	-	-	-	
Stage 2	713	677	-	641	629	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	v 14.1	13.4	0.5	0.4	
HCM LOS	В	В			

Minor Lane/Major Mvmt	NBL	NBT	NBR E	EBLn1\	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1248	-	-	446	499	1330	-	-
HCM Lane V/C Ratio	0.013	-	-	0.11	0.137	0.011	-	-
HCM Control Delay (s/veh)	7.9	0	-	14.1	13.4	7.7	0	-
HCM Lane LOS	А	А	-	В	В	А	А	-
HCM 95th %tile Q (veh)	0	-	-	0.4	0.5	0	-	-

1

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		\$			\$			र्च	1		el 👘	
Traffic Vol, veh/h	8	0	0	36	0	0	0	214	13	0	346	4
Future Vol, veh/h	8	0	0	36	0	0	0	214	13	0	346	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	9	0	0	39	0	0	0	233	14	0	376	4

Major/Minor	Minor2		I	Minor1			Major1		Ma	ajor2			
Conflicting Flow All	618	625	378	611	613	233	380	0	0	-	-	0	
Stage 1	378	378	-	233	233	-	-	-	-	-	-	-	
Stage 2	240	247	-	378	380	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-	
Pot Cap-1 Maneuver	402	401	669	406	408	806	1178	-	-	0	-	-	
Stage 1	644	615	-	770	712	-	-	-	-	0	-	-	
Stage 2	763	702	-	644	614	-	-	-	-	0	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver		401	669	406	408	806	1178	-	-	-	-	-	
Mov Cap-2 Maneuver	402	401	-	406	408	-	-	-	-	-	-	-	
Stage 1	644	615	-	770	712	-	-	-	-	-	-	-	
Stage 2	763	702	-	644	614	-	-	-	-	-	-	-	
Approach	EB			WB			NB			SB			

Approach	EB	WB	NB	SB	
HCM Control Dela	ay, s/v 14.2	14.8	0	0	
HCM LOS	В	В			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBT	SBR
Capacity (veh/h)	1178	-	-	402	406	-	-
HCM Lane V/C Ratio	-	-	-	0.022	0.096	-	-
HCM Control Delay (s/veh)	0	-	-	14.2	14.8	-	-
HCM Lane LOS	А	-	-	В	В	-	-
HCM 95th %tile Q (veh)	0	-	-	0.1	0.3	-	-

Int Delay, s/veh	0.8						
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	<u>۲</u>	7		्स	4		
Traffic Vol, veh/h	16	16	13	220	397	15	j j
Future Vol, veh/h	16	16	13	220	397	15	)
Conflicting Peds, #/hr	0	0	0	0	0	0	)
Sign Control	Stop	Stop	Free	Free	Free	Free	•
RT Channelized	-	None	-	None	-	None	ł
Storage Length	250	-	-	-	-	-	
Veh in Median Storage	, # 0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	17	17	14	239	432	16	j

Major/Minor	Minor2		Major1	Maj	or2	
Conflicting Flow All	707	440	448	0	-	0
Stage 1	440	-	-	-	-	-
Stage 2	267	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	402	617	1112	-	-	-
Stage 1	649	-	-	-	-	-
Stage 2	778	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver		617	1112	-	-	-
Mov Cap-2 Maneuver	396	-	-	-	-	-
Stage 1	639	-	-	-	-	-
Stage 2	778	-	-	-	-	-

Minor Lane/Major Mvmt	NBL	NBTI	EBLn1	EBLn2	SBT	SBR	
Capacity (veh/h)	1112	-	396	617	-	-	
HCM Lane V/C Ratio	0.013	-	0.044	0.028	-	-	
HCM Control Delay (s/veh)	8.3	0	14.5	11	-	-	
HCM Lane LOS	А	Α	В	В	-	-	
HCM 95th %tile Q (veh)	0	-	0.1	0.1	-	-	

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		\$			\$			\$			4		
Traffic Vol, veh/h	0	0	0	1	0	1	0	2	2	3	3	0	
Future Vol, veh/h	0	0	0	1	0	1	0	2	2	3	3	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	1	0	1	0	2	2	3	3	0	

Major/Minor	Minor2			Minor1			Major1			Μ	ajor2				
Conflicting Flow All	13	13	3	12	12	3	3	0	(	)	4	0	0		
Stage 1	9	9	-	3	3	-	-	-		-	-	-	-		
Stage 2	4	4	-	9	9	-	-	-		-	-	-	-		
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-		-	4.12	-	-		
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-		-	-	-	-		
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-		-	-	-	-		
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-		- 2	2.218	-	-		
Pot Cap-1 Maneuver	1004	881	1081	1005	883	1081	1619	-		-	1618	-	-		
Stage 1	1012	888	-	1020	893	-	-	-		-	-	-	-		
Stage 2	1018	892	-	1012	888	-	-	-		-	-	-	-		
Platoon blocked, %								-		-		-	-		
Mov Cap-1 Maneuver	1001	879	1081	1003	881	1081	1619	-		-	1618	-	-		
Mov Cap-2 Maneuver	1001	879	-	1003	881	-	-	-		-	-	-	-		
Stage 1	1012	886	-	1020	893	-	-	-		-	-	-	-		
Stage 2	1017	892	-	1010	886	-	-	-		-	-	-	-		

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.5	0	3.6	
HCM LOS	A	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EB	Ln1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1619	-	-	-	1041	1618	-	-
HCM Lane V/C Ratio	-	-	-	-	0.002	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	А	-	-	Α	А	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

#### 10/04/2024

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
	EDL		EDN	VVDL		VUDN	NDL		NDN	JDL		SDR	
Lane Configurations		- <del>(</del>			- <del>4</del> 2-			- <del>4</del> 2-			- <del>(</del>		
Traffic Vol, veh/h	28	12	17	31	7	11	11	205	58	25	250	28	
Future Vol, veh/h	28	12	17	31	7	11	11	205	58	25	250	28	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	30	13	18	34	8	12	12	223	63	27	272	30	

Major/Minor	Minor2		l	Vinor1			Major1		N	/lajor2			
Conflicting Flow All	630	651	287	636	635	255	302	0	0	286	0	0	
Stage 1	341	341	-	279	279	-	-	-	-	-	-	-	
Stage 2	289	310	-	357	356	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	394	388	752	391	396	784	1259	-	-	1276	-	-	
Stage 1	674	639	-	728	680	-	-	-	-	-	-	-	
Stage 2	719	659	-	661	629	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	372	374	752	361	381	784	1259	-	-	1276	-	-	
Mov Cap-2 Maneuver	372	374	-	361	381	-	-	-	-	-	-	-	
Stage 1	667	622	-	720	673	-	-	-	-	-	-	-	
Stage 2	692	652	-	615	613	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/\	/ 14.5	15	0.3	0.7	
HCM LOS	В	С			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1259	-	-	439	414	1276	-	-
HCM Lane V/C Ratio	0.009	-	-	0.141	0.129	0.021	-	-
HCM Control Delay (s/veh)	7.9	0	-	14.5	15	7.9	0	-
HCM Lane LOS	А	А	-	В	С	А	А	-
HCM 95th %tile Q (veh)	0	-	-	0.5	0.4	0.1	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
				VVDL			NDL			ODL		JUIN	
Lane Configurations		- <del>(</del>			- <del>(</del>			- ଐ	<u> </u>		િંગિ		
Traffic Vol, veh/h	10	0	4	24	0	0	1	301	41	0	291	9	
Future Vol, veh/h	10	0	4	24	0	0	1	301	41	0	291	9	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2	
Mvmt Flow	11	0	4	26	0	0	1	327	45	0	316	10	

Major/Minor	Minor2			Minor1			Major1		Ма	ajor2			
Conflicting Flow All	673	695	321	652	655	327	326	0	0	-	-	0	
Stage 1	321	321	-	329	329	-	-	-	-	-	-	-	
Stage 2	352	374	-	323	326	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-	
Pot Cap-1 Maneuver	369	366	720	381	386	714	1234	-	-	0	-	-	
Stage 1	691	652	-	684	646	-	-	-	-	0	-	-	
Stage 2	665	618	-	689	648	-	-	-	-	0	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	369	366	720	378	386	714	1234	-	-	-	-	-	
Mov Cap-2 Maneuver	369	366	-	378	386	-	-	-	-	-	-	-	
Stage 1	690	652	-	683	645	-	-	-	-	-	-	-	
Stage 2	664	617	-	685	648	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Del	lay, s/v 13.7	15.2	0	0	
HCM LOS	В	С			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1\	WBLn1	SBT	SBR
Capacity (veh/h)	1234	-	-	429	378	-	-
HCM Lane V/C Ratio	0.001	-	-	0.035	0.069	-	-
HCM Control Delay (s/veh)	7.9	0	-	13.7	15.2	-	-
HCM Lane LOS	А	А	-	В	С	-	-
HCM 95th %tile Q (veh)	0	-	-	0.1	0.2	-	-

Int Delay, s/veh	2.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	٦	1		्स	el 👘	
Traffic Vol, veh/h	43	72	23	339	334	8
Future Vol, veh/h	43	72	23	339	334	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage	,# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	78	25	368	363	9

Major/Minor	Minor2	ļ	Major1	Maj	or2		
Conflicting Flow All	786	368	372	0	-	0	
Stage 1	368	-	-	-	-	-	
Stage 2	418	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	361	677	1186	-	-	-	
Stage 1	700	-	-	-	-	-	
Stage 2	664	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver		677	1186	-	-	-	
Mov Cap-2 Maneuver		-	-	-	-	-	
Stage 1	681	-	-	-	-	-	
Stage 2	664	-	-	-	-	-	

Approach EB	NB	SB
HCM Control Delay, s/v 13.2	0.5	0
HCM LOS B		

Minor Lane/Major Mvmt	NBL	NBTI	EBLn1	EBLn2	SBT	SBR	
Capacity (veh/h)	1186	-	351	677	-	-	
HCM Lane V/C Ratio	0.021	-	0.133	0.116	-	-	
HCM Control Delay (s/veh)	8.1	0	16.8	11	-	-	
HCM Lane LOS	А	А	С	В	-	-	
HCM 95th %tile Q (veh)	0.1	-	0.5	0.4	-	-	

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		\$			\$			\$			4		
Traffic Vol, veh/h	0	0	0	4	0	4	0	6	1	3	6	0	
Future Vol, veh/h	0	0	0	4	0	4	0	6	1	3	6	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	4	0	4	0	7	1	3	7	0	

Major/Minor	Minor2			Minor1			Major1		Ν	lajor2			
Conflicting Flow All	23	21	7	21	21	8	7	0	0	8	0	0	
Stage 1	13	13	-	8	8	-	-	-	-	-	-	-	
Stage 2	10	8	-	13	13	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	989	873	1075	992	873	1074	1614	-	-	1612	-	-	
Stage 1	1007	885	-	1013	889	-	-	-	-	-	-	-	
Stage 2	1011	889	-	1007	885	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	983	871	1075	990	871	1074	1614	-	-	1612	-	-	
Mov Cap-2 Maneuver	983	871	-	990	871	-	-	-	-	-	-	-	
Stage 1	1007	883	-	1013	889	-	-	-	-	-	-	-	
Stage 2	1007	889	-	1005	883	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.5	0	2.4	
HCM LOS	А	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EB	Ln1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1614	-	-	-	1030	1612	-	-
HCM Lane V/C Ratio	-	-	-	-	0.008	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	А	-	-	Α	А	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

#### 10/04/2024

#### Intersection Int Delay, s/veh 3.6 EBL EBT EBR WBL WBT WBR NBL NBT NBR SBL SBT SBR Movement **4** 12 **4** 343 Lane Configurations 4 4 14 Traffic Vol, veh/h 31 16 45 35 29 194 107 20 38 Future Vol, veh/h 31 14 16 45 12 35 29 194 107 20 343 38 Conflicting Peds, #/hr 0 0 0 0 0 0 0 0 0 0 0 0 Sign Control Stop Stop Stop Stop Stop Stop Free Free Free Free Free Free None RT Channelized None \_ \_ None -\_ None ----Storage Length \_ -\_ \_ -\_ --\_ -\_ -Veh in Median Storage, # -0 -0 \_ -0 \_ \_ 0 -\_ Grade, % 0 0 0 0 --------92 Peak Hour Factor 92 92 92 92 92 92 92 92 92 92 92 Heavy Vehicles, % 2 2 2 2 2 2 2 2 2 2 2 2 Mvmt Flow 34 15 17 49 13 38 32 211 116 22 373 41

Major/Minor	Minor2		l	Minor1		I	Major1		I	Major2			
Conflicting Flow All	797	829	394	787	791	269	414	0	0	327	0	0	
Stage 1	438	438	-	333	333	-	-	-	-	-	-	-	
Stage 2	359	391	-	454	458	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	305	306	655	309	322	770	1145	-	-	1233	-	-	
Stage 1	597	579	-	681	644	-	-	-	-	-	-	-	
Stage 2	659	607	-	586	567	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	268	289	655	276	304	770	1145	-	-	1233	-	-	
Mov Cap-2 Maneuver	268	289	-	276	304	-	-	-	-	-	-	-	
Stage 1	576	566	-	657	621	-	-	-	-	-	-	-	
Stage 2	592	586	-	542	554	-	-	-	-	-	-	-	
Approach	EB			WB			NB			SB			
HCM Control Delay, s	/v 18.9			18.2			0.7			0.4			

HCM LOS C C

Minor Lane/Major Mvmt	NBL	NBT	NBR EBLn1WBLn1			SBL	SBT	SBR
Capacity (veh/h)	1145	-	-	324	371	1233	-	-
HCM Lane V/C Ratio	0.028	-	-	0.205	0.27	0.018	-	-
HCM Control Delay (s/veh)	8.2	0	-	18.9	18.2	8	0	-
HCM Lane LOS	А	А	-	С	С	А	А	-
HCM 95th %tile Q (veh)	0.1	-	-	0.8	1.1	0.1	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			र्च	1		4		
Traffic Vol, veh/h	9	0	0	73	0	0	0	293	25	0	518	5	
Future Vol, veh/h	9	0	0	73	0	0	0	293	25	0	518	5	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None										
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2	
Mvmt Flow	10	0	0	79	0	0	0	318	27	0	563	5	

Major/Minor	Minor2			Vinor1			Major1		Ма	ajor2				
Conflicting Flow All	898	911	566	884	886	318	568	0	0	-	-	0		
Stage 1	566	566	-	318	318	-	-	-	-	-	-	-		
Stage 2	332	345	-	566	568	-	-	-	-	-	-	-		
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-		
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-		
Pot Cap-1 Maneuver	260	274	524	266	284	723	1004	-	-	0	-	-		
Stage 1	509	507	-	693	654	-	-	-	-	0	-	-		
Stage 2	681	636	-	509	506	-	-	-	-	0	-	-		
Platoon blocked, %								-	-		-	-		
Mov Cap-1 Maneuver	260	274	524	266	284	723	1004	-	-	-	-	-		
Mov Cap-2 Maneuver	260	274	-	266	284	-	-	-	-	-	-	-		
Stage 1	509	507	-	693	654	-	-	-	-	-	-	-		
Stage 2	681	636	-	509	506	-	-	-	-	-	-	-		

Approach	EB	WB	NB	SB	
HCM Control De	elay, s/v 19.4	24.2	0	0	
HCM LOS	С	С			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1\	WBLn1	SBT	SBR
Capacity (veh/h)	1004	-	-	260	266	-	-
HCM Lane V/C Ratio	-	-	-	0.038	0.298	-	-
HCM Control Delay (s/veh)	0	-	-	19.4	24.2	-	-
HCM Lane LOS	А	-	-	С	С	-	-
HCM 95th %tile Q (veh)	0	-	-	0.1	1.2	-	-

Int Delay, s/veh	0.8						
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	٦	1		र्भ	4		
Traffic Vol, veh/h	19	19	16	321	637	18	
Future Vol, veh/h	19	19	16	321	637	18	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Stop	Stop	Free	Free	Free	Free	
RT Channelized	-	None	-	None	-	None	
Storage Length	250	-	-	-	-	-	
Veh in Median Storage	,# 0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	21	21	17	349	692	20	

Major/Minor	Minor2	l	Major1	Maj	or2		
Conflicting Flow All	1085	702	712	0	-	0	
Stage 1	702	-	-	-	-	-	
Stage 2	383	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	240	438	888	-	-	-	
Stage 1	491	-	-	-	-	-	
Stage 2	689	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver	234	438	888	-	-	-	
Mov Cap-2 Maneuver	234	-	-	-	-	-	
Stage 1	479	-	-	-	-	-	
Stage 2	689	-	-	-	-	-	

Approach EB	NB	SB
HCM Control Delay, s/v 17.8	0.4	0
HCM LOS C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	888	-	234	438	-	-
HCM Lane V/C Ratio	0.02	-	0.088	0.047	-	-
HCM Control Delay (s/veh)	9.1	0	21.9	13.6	-	-
HCM Lane LOS	А	А	С	В	-	-
HCM 95th %tile Q (veh)	0.1	-	0.3	0.1	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			4			4		
Traffic Vol, veh/h	0	0	0	1	0	1	0	3	3	4	4	0	
Future Vol, veh/h	0	0	0	1	0	1	0	3	3	4	4	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	1	0	1	0	3	3	4	4	0	

Major/Minor	Minor2		I	Minor1			Major1			Major2			
Conflicting Flow All	17	18	4	17	17	5	4	0	0	6	0	0	
Stage 1	12	12	-	5	5	-	-	-	-	-	-	-	
Stage 2	5	6	-	12	12	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	998	876	1080	998	877	1078	1618	-	-	1615	-	-	
Stage 1	1009	886	-	1017	892	-	-	-	-	-	-	-	
Stage 2	1017	891	-	1009	886	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	995	874	1080	996	875	1078	1618	-	-	1615	-	-	
Mov Cap-2 Maneuver	995	874	-	996	875	-	-	-	-	-	-	-	
Stage 1	1009	884	-	1017	892	-	-	-	-	-	-	-	
Stage 2	1016	891	-	1007	884	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.5	0	3.6	
HCM LOS	А	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EE	SLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	-	1035	1615	-	-
HCM Lane V/C Ratio	-	-	-	-	0.002	0.003	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.5	7.2	0	-
HCM Lane LOS	А	-	-	Α	Α	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

## 10/04/2024

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			4			4		
Traffic Vol, veh/h	44	14	32	59	8	20	21	284	82	41	329	39	
Future Vol, veh/h	44	14	32	59	8	20	21	284	82	41	329	39	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None										
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	48	15	35	64	9	22	23	309	89	45	358	42	

Major/Minor	Minor2			Vinor1			Major1			Major2			
Conflicting Flow All	884	913	379	894	890	354	400	0	0	398	0	0	
Stage 1	469	469	-	400	400	-	-	-	-	-	-	-	
Stage 2	415	444	-	494	490	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	266	273	668	262	282	690	1159	-	-	1161	-	-	
Stage 1	575	561	-	626	602	-	-	-	-	-	-	-	
Stage 2	615	575	-	557	549	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	237	253	668	223	261	690	1159	-	-	1161	-	-	
Mov Cap-2 Maneuver	237	253	-	223	261	-	-	-	-	-	-	-	
Stage 1	560	533	-	610	586	-	-	-	-	-	-	-	
Stage 2	572	560	-	487	522	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay	, s/v 21.7	25.6	0.4	0.8	
HCM LOS	С	D			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1159	-	-	312	268	1161	-	-
HCM Lane V/C Ratio	0.02	-	-	0.314	0.353	0.038	-	-
HCM Control Delay (s/veh)	8.2	0	-	21.7	25.6	8.2	0	-
HCM Lane LOS	А	А	-	С	D	А	А	-
HCM 95th %tile Q (veh)	0.1	-	-	1.3	1.5	0.1	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4			ર્ન	1		4	
Traffic Vol, veh/h	12	0	5	49	0	0	1	483	83	0	419	10
Future Vol, veh/h	12	0	5	49	0	0	1	483	83	0	419	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage,	, # -	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	13	0	5	53	0	0	1	525	90	0	455	11

Major/Minor	Minor2			Vinor1			Major1		Ν	lajor2			
Conflicting Flow All	1033	1078	461	990	993	525	466	0	0	-	-	0	
Stage 1	461	461	-	527	527	-	-	-	-	-	-	-	
Stage 2	572	617	-	463	466	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-	
Pot Cap-1 Maneuver	211	219	600	225	245	552	1095	-	-	0	-	-	
Stage 1	581	565	-	535	528	-	-	-	-	0	-	-	
Stage 2	505	481	-	579	562	-	-	-	-	0	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	211	219	600	223	245	552	1095	-	-	-	-	-	
Mov Cap-2 Maneuver	211	219	-	223	245	-	-	-	-	-	-	-	
Stage 1	580	565	-	534	527	-	-	-	-	-	-	-	
Stage 2	504	481	-	574	562	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay	r, s/v 19.8	26.1	0	0	
HCM LOS	С	D			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBT	SBR
Capacity (veh/h)	1095	-	-	261	223	-	-
HCM Lane V/C Ratio	0.001	-	-	0.071	0.239	-	-
HCM Control Delay (s/veh)	8.3	0	-	19.8	26.1	-	-
HCM Lane LOS	А	А	-	С	D	-	-
HCM 95th %tile Q (veh)	0	-	-	0.2	0.9	-	-

Int Delay, s/veh	2.4					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	٦	1		र्भ	4	
Traffic Vol, veh/h	51	85	27	596	509	9
Future Vol, veh/h	51	85	27	596	509	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage	, # 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	92	29	648	553	10

Major/Minor	Minor2		Major1	Maj	or2		
Conflicting Flow All	1264	558	563	0	-	0	
Stage 1	558	-	-	-	-	-	
Stage 2	706	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	187	529	1008	-	-	-	
Stage 1	573	-	-	-	-	-	
Stage 2	489	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver	179	529	1008	-	-	-	
Mov Cap-2 Maneuver	179	-	-	-	-	-	
Stage 1	547	-	-	-	-	-	
Stage 2	489	-	-	-	-	-	

Approach	EB	NB	SB
HCM Control Delay, s/v	21	0.4	0
HCM LOS	С		

Minor Lane/Major Mvmt	NBL	NBT E	BLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1008	-	179	529	-	-
HCM Lane V/C Ratio	0.029	-	0.31	0.175	-	-
HCM Control Delay (s/veh)	8.7	0	33.9	13.2	-	-
HCM Lane LOS	А	А	D	В	-	-
HCM 95th %tile Q (veh)	0.1	-	1.2	0.6	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			4			4		
Traffic Vol, veh/h	0	0	0	9	0	3	0	5	3	2	5	0	
Future Vol, veh/h	0	0	0	9	0	3	0	5	3	2	5	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	10	0	3	0	5	3	2	5	0	

Major/Minor	Minor2			Vinor1			Major1		Ν	/lajor2			
Conflicting Flow All	17	17	5	16	16	7	5	0	0	8	0	0	
Stage 1	9	9	-	7	7	-	-	-	-	-	-	-	
Stage 2	8	8	-	9	9	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	998	877	1078	999	878	1075	1616	-	-	1612	-	-	
Stage 1	1012	888	-	1015	890	-	-	-	-	-	-	-	
Stage 2	1013	889	-	1012	888	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	994	876	1078	998	877	1075	1616	-	-	1612	-	-	
Mov Cap-2 Maneuver	994	876	-	998	877	-	-	-	-	-	-	-	
Stage 1	1012	887	-	1015	890	-	-	-	-	-	-	-	
Stage 2	1010	889	-	1011	887	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.6	0	2.1	
HCM LOS	А	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EB	Ln1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1616	-	-	-	1016	1612	-	-
HCM Lane V/C Ratio	-	-	-	-	0.013	0.001	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.6	7.2	0	-
HCM Lane LOS	А	-	-	Α	Α	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

#### Intersection Int Delay, s/veh 2.9 EBL EBT EBR WBL WBT WBR NBL NBT NBR SBL SBT SBR Movement **4** 12 **4** 10 **4** 147 Lane Configurations 4 Traffic Vol, veh/h 23 12 35 22 22 84 14 264 24 Future Vol, veh/h 23 12 12 35 10 22 22 147 84 14 264 24 Conflicting Peds, #/hr 0 0 0 0 0 0 0 0 0 0 0 0 Sign Control Stop Stop Stop Stop Stop Stop Free Free Free Free Free Free RT Channelized None None -None -None ------Storage Length \_ \_ \_ \_ \_ \_ --\_ -\_ -Veh in Median Storage, # -0 -0 \_ 0 \_ \_ 0 -\_ -Grade, % 0 0 0 0 --------Peak Hour Factor 92 92 92 92 92 92 92 92 92 92 92 92 Heavy Vehicles, % 2 2 2 2 2 2 2 2 2 2 2 2 Mvmt Flow 25 13 13 38 11 24 24 160 91 15 287 26

Major/Minor	Minor2		l	Minor1			Major1		ľ	/lajor2			
Conflicting Flow All	601	629	300	597	597	206	313	0	0	251	0	0	
Stage 1	330	330	-	254	254	-	-	-	-	-	-	-	
Stage 2	271	299	-	343	343	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	412	399	740	415	416	835	1247	-	-	1314	-	-	
Stage 1	683	646	-	750	697	-	-	-	-	-	-	-	
Stage 2	735	666	-	672	637	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	381	384	740	386	401	835	1247	-	-	1314	-	-	
Mov Cap-2 Maneuver	381	384	-	386	401	-	-	-	-	-	-	-	
Stage 1	667	637	-	733	681	-	-	-	-	-	-	-	
Stage 2	686	651	-	638	628	-	-	-	-	-	-	-	
Approach	EB			WB			NB			SB			
HCM Control Delay, s	/v 14.4			14			0.7			0.4			

HCM LOS B B

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1247	-	-	436	472	1314	-	-
HCM Lane V/C Ratio	0.019	-	-	0.117	0.154	0.012	-	-
HCM Control Delay (s/veh)	7.9	0	-	14.4	14	7.8	0	-
HCM Lane LOS	А	А	-	В	В	А	А	-
HCM 95th %tile Q (veh)	0.1	-	-	0.4	0.5	0	-	-

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4			र्भ	1		4	
Traffic Vol, veh/h	28	0	39	36	0	0	14	214	13	0	346	11
Future Vol, veh/h	28	0	39	36	0	0	14	214	13	0	346	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage,	, # -	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	30	0	42	39	0	0	15	233	14	0	376	12

Major/Minor	Minor2			Minor1			Major1		Ма	ajor2			
Conflicting Flow All	652	659	382	666	651	233	388	0	0	-	-	0	
Stage 1	382	382	-	263	263	-	-	-	-	-	-	-	
Stage 2	270	277	-	403	388	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-	
Pot Cap-1 Maneuver	381	384	665	373	388	806	1170	-	-	0	-	-	
Stage 1	640	613	-	742	691	-	-	-	-	0	-	-	
Stage 2	736	681	-	624	609	-	-	-	-	0	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	377	378	665	345	382	806	1170	-	-	-	-	-	
Mov Cap-2 Maneuver	377	378	-	345	382	-	-	-	-	-	-	-	
Stage 1	630	613	-	731	681	-	-	-	-	-	-	-	
Stage 2	725	671	-	584	609	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control De	elay, s/v_13.3	16.8	0.5	0	
HCM LOS	В	С			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBT	SBR
Capacity (veh/h)	1170	-	-	504	345	-	-
HCM Lane V/C Ratio	0.013	-	-	0.144	0.113	-	-
HCM Control Delay (s/veh)	8.1	0	-	13.3	16.8	-	-
HCM Lane LOS	А	А	-	В	С	-	-
HCM 95th %tile Q (veh)	0	-	-	0.5	0.4	-	-

Int Delay, s/veh	0.7						
Movement	EBL	EBR	NBL	NBT	SBT	SBR	
Lane Configurations	٦	1		र्भ	4		
Traffic Vol, veh/h	16	16	13	234	436	15	
Future Vol, veh/h	16	16	13	234	436	15	
Conflicting Peds, #/hr	0	0	0	0	0	0	
Sign Control	Stop	Stop	Free	Free	Free	Free	
RT Channelized	-	None	-	None	-	None	!
Storage Length	250	-	-	-	-	-	
Veh in Median Storage	,# 0	-	-	0	0	-	
Grade, %	0	-	-	0	0	-	
Peak Hour Factor	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	
Mvmt Flow	17	17	14	254	474	16	

Major/Minor	Minor2	l	Major1	Ma	jor2	
Conflicting Flow All	764	482	490	0	-	0
Stage 1	482	-	-	-	-	-
Stage 2	282	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	372	584	1073	-	-	-
Stage 1	621	-	-	-	-	-
Stage 2	766	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver		584	1073	-	-	-
Mov Cap-2 Maneuver	366	-	-	-	-	-
Stage 1	612	-	-	-	-	-
Stage 2	766	-	-	-	-	-

Approach EB	NB	SB
HCM Control Delay, s/v 13.4	0.4	0
HCM LOS B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1 E	EBLn2	SBT	SBR
Capacity (veh/h)	1073	-	366	584	-	-
HCM Lane V/C Ratio	0.013	-	0.048	0.03	-	-
HCM Control Delay (s/veh)	8.4	0	15.3	11.4	-	-
HCM Lane LOS	А	A	С	В	-	-
HCM 95th %tile Q (veh)	0	-	0.1	0.1	-	-

# Intersection Int Delay, s/veh 5.6 Movement EBT EBR WBL WBT NBR Lane Configurations Image: Additional and the second and the secon

Lane Configurations	- 12				- T.	
Traffic Vol, veh/h	21	1	16	9	3	46
Future Vol, veh/h	21	1	16	9	3	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	23	1	17	10	3	50

Major/Minor	Major1	Ν	Major2		Minor1	
Conflicting Flow All	0	0	24	0	68	24
Stage 1	-	-	-	-	24	-
Stage 2	-	-	-	-	44	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1591	-	937	1052
Stage 1	-	-	-	-	999	-
Stage 2	-	-	-	-	978	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1591	-	927	1052
Mov Cap-2 Maneuver	-	-	-	-	927	-
Stage 1	-	-	-	-	999	-
Stage 2	-	-	-	-	967	-
Approach	EB		WB		NB	
HCM Control Delay, s/	V U		4.7		8.6	
HCM LOS					A	
Minor Lane/Major Mvm	nt l	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)		1043	-	-	1591	-
HCM Lane V/C Ratio		0.051	-	_	0.011	-

	1010		1001	
HCM Lane V/C Ratio	0.051	-	- 0.011	-
HCM Control Delay (s/veh)	8.6	-	- 7.3	0
HCM Lane LOS	А	-	- A	A
HCM 95th %tile Q (veh)	0.2	-	- C	-

Int Delay, s/veh	4.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	ef -			र्भ	Y	
Traffic Vol, veh/h	9	1	5	7	3	13
Future Vol, veh/h	9	1	5	7	3	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	1	5	8	3	14

Major/Minor	Major	1	Major2		Minor1	
Conflicting Flow All		) 0	-	0	29	11
Stage 1			11	-	11	-
Stage 1			_	-	18	_
Critical Hdwy			4.12	-		6.22
Critical Hdwy Stg 1			4.12	-	5.42	0.22
			-		5.42	
Critical Hdwy Stg 2			-	-		-
Follow-up Hdwy			2.218			3.318
Pot Cap-1 Maneuver			1608	-	986	1070
Stage 1			-	-	1012	-
Stage 2			-	-	1005	-
Platoon blocked, %				-		
Mov Cap-1 Maneuver			1608	-	983	1070
Mov Cap-2 Maneuver			-	-	983	-
Stage 1			-	-	1012	-
Stage 2			-	-	1002	-
Approach	EE	3	WB		NB	
HCM Control Delay, s		)	3		8.5	
HCM LOS	/•	<b>,</b>	Ŭ		A	
					~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
Minor Lane/Major Mvn	nt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)		1053	-	-	1608	-
HCM Lane V/C Ratio		0.017	-	-	0.003	-
HCM Control Delay (s	/veh)	8.5	-	-	7.2	0
HCM Lane LOS		A	-	-	А	А
	• •	<b>0</b> 4			•	

0

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HCM 95th %tile Q (veh)

0.1

# Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			4			4		
Traffic Vol, veh/h	0	0	0	5	0	1	0	2	9	3	3	0	
Future Vol, veh/h	0	0	0	5	0	1	0	2	9	3	3	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	5	0	1	0	2	10	3	3	0	

Major/Minor	Minor2			Vinor1			Major1		N	lajor2			
Conflicting Flow All	17	21	3	16	16	7	3	0	0	12	0	0	
Stage 1	9	9	-	7	7	-	-	-	-	-	-	-	
Stage 2	8	12	-	9	9	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	- 1	2.218	-	-	
Pot Cap-1 Maneuver	998	873	1081	999	878	1075	1619	-	-	1607	-	-	
Stage 1	1012	888	-	1015	890	-	-	-	-	-	-	-	
Stage 2	1013	886	-	1012	888	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	995	871	1081	997	876	1075	1619	-	-	1607	-	-	
Mov Cap-2 Maneuver	995	871	-	997	876	-	-	-	-	-	-	-	
Stage 1	1012	886	-	1015	890	-	-	-	-	-	-	-	
Stage 2	1012	886	-	1010	886	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.6	0	3.6	
HCM LOS	А	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EB	SLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1619	-	-	-	1009	1607	-	-
HCM Lane V/C Ratio	-	-	-	-	0.006	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.6	7.2	0	-
HCM Lane LOS	А	-	-	А	А	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

#### 10/04/2024

#### Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
	EDL		EDN	VVDL		VUDN	INDL		NDN	JDL		SDR	
Lane Configurations		- <del>4</del> >			- <del>4</del> 2-			- <del>4</del> 2-			- <del>4</del> >		
Traffic Vol, veh/h	28	12	24	43	7	11	15	207	65	25	254	28	
Future Vol, veh/h	28	12	24	43	7	11	15	207	65	25	254	28	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage	, # -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	30	13	26	47	8	12	16	225	71	27	276	30	

Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	648	673	291	658	653	261	306	0	0	296	0	0	
Stage 1	345	345	-	293	293	-	-	-	-	-	-	-	
Stage 2	303	328	-	365	360	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	383	377	748	378	387	778	1255	-	-	1265	-	-	
Stage 1	671	636	-	715	670	-	-	-	-	-	-	-	
Stage 2	706	647	-	654	626	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	360	362	748	344	371	778	1255	-	-	1265	-	-	
Mov Cap-2 Maneuver	360	362	-	344	371	-	-	-	-	-	-	-	
Stage 1	661	619	-	704	660	-	-	-	-	-	-	-	
Stage 2	677	637	-	602	610	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	14.5	16.3	0.4	0.6	
HCM LOS	В	С			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1255	-	-	448	386	1265	-	-
HCM Lane V/C Ratio	0.013	-	-	0.155	0.172	0.021	-	-
HCM Control Delay (s/veh)	7.9	0	-	14.5	16.3	7.9	0	-
HCM Lane LOS	А	А	-	В	С	А	А	-
HCM 95th %tile Q (veh)	0	-	-	0.5	0.6	0.1	-	-

2

## Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			र्भ	1		4		
Traffic Vol, veh/h	23	0	30	24	0	0	45	301	41	0	291	32	
Future Vol, veh/h	23	0	30	24	0	0	45	301	41	0	291	32	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None										
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2	
Mvmt Flow	25	0	33	26	0	0	49	327	45	0	316	35	

Major/Minor	Minor2		I	Vinor1			Major1		Ma	ajor2				
Conflicting Flow All	782	804	334	775	776	327	351	0	0	-	-	0		
Stage 1	334	334	-	425	425	-	-	-	-	-	-	-		
Stage 2	448	470	-	350	351	-	-	-	-	-	-	-		
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-		
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-		
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-		
Pot Cap-1 Maneuver	312	316	708	315	328	714	1208	-	-	0	-	-		
Stage 1	680	643	-	607	586	-	-	-	-	0	-	-		
Stage 2	590	560	-	666	632	-	-	-	-	0	-	-		
Platoon blocked, %								-	-		-	-		
Mov Cap-1 Maneuver	300	300	708	289	311	714	1208	-	-	-	-	-		
Mov Cap-2 Maneuver	300	300	-	289	311	-	-	-	-	-	-	-		
Stage 1	645	643	-	576	556	-	-	-	-	-	-	-		
Stage 2	560	531	-	635	632	-	-	-	-	-	-	-		

Approach	EB	WB	NB	SB	
HCM Control Dela	ay, s/v 14.3	18.7	0.9	0	
HCM LOS	В	С			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	/BLn1	SBT	SBR
Capacity (veh/h)	1208	-	-	445	289	-	-
HCM Lane V/C Ratio	0.04	-	-	0.129	0.09	-	-
HCM Control Delay (s/veh)	8.1	0	-	14.3	18.7	-	-
HCM Lane LOS	А	А	-	В	С	-	-
HCM 95th %tile Q (veh)	0.1	-	-	0.4	0.3	-	-

Int Delay, s/veh	2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	٦	1		र्भ	4	
Traffic Vol, veh/h	43	72	23	383	360	8
Future Vol, veh/h	43	72	23	383	360	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage	,# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	78	25	416	391	9

Major/Minor	Minor2		Major1	Maj	jor2		
Conflicting Flow All	862	396	400	0	-	0	
Stage 1	396	-	-	-	-	-	
Stage 2	466	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	325	653	1159	-	-	-	
Stage 1	680	-	-	-	-	-	
Stage 2	632	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver		653	1159	-	-	-	
Mov Cap-2 Maneuver	316	-	-	-	-	-	
Stage 1	661	-	-	-	-	-	
Stage 2	632	-	-	-	-	-	

Approach	EB	NB	SB
HCM Control Delay, s/v	14	0.5	0
HCM LOS	В		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1 E	EBLn2	SBT	SBR
Capacity (veh/h)	1159	-	316	653	-	-
HCM Lane V/C Ratio	0.022	-	0.148	0.12	-	-
HCM Control Delay (s/veh)	8.2	0	18.4	11.3	-	-
HCM Lane LOS	А	А	С	В	-	-
HCM 95th %tile Q (veh)	0.1	-	0.5	0.4	-	-

Int Delay, s/veh	4.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	4			र्भ	Y	
Traffic Vol, veh/h	23	4	52	25	2	30
Future Vol, veh/h	23	4	52	25	2	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	4	57	27	2	33

Major/Minor	Majo	r1	ľ	Major2		Minor1	
Conflicting Flow All	major	0	0	29	0	168	27
Stage 1		-	-	-	-	27	
Stage 2		-	-	-	-	141	-
Critical Hdwy		-	-	4.12	-		6.22
Critical Hdwy Stg 1		-	-	-	-	5.42	-
Critical Hdwy Stg 2		-	-	-	-	5.42	-
Follow-up Hdwy		-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver		-	-	1584	-	822	1048
Stage 1		-	-	-	-	996	-
Stage 2		-	-	-	-	886	-
Platoon blocked, %		-	-		-		
Mov Cap-1 Maneuver		-	-	1584	-	792	1048
Mov Cap-2 Maneuver	r	-	-	-	-	792	-
Stage 1		-	-	-	-	996	-
Stage 2		-	-	-	-	853	-
Approach	E	B		WB		NB	
HCM Control Delay, s		0		5		8.6	
HCM LOS		•		•		A	
			- 1	EDT			
Minor Lane/Major Mv	mt	NBL	_	EBT	EBR	WBL	WBT
Capacity (veh/h)		10		-	-	1584	-
HCM Lane V/C Ratio		0.0		-	-	0.036	-
HCM Control Delay (s	s/veh)	5	8.6	-	-	7.4	0

#### Intersection Int Delay, s/veh 3.4 EBT Movement EBR WBL WBT NBL NBR **Y** 2 **4** 12 Lane Configurations Þ 18 Traffic Vol, veh/h 3 15 9 Future Vol, veh/h 18 3 15 12 2 9 Conflicting Peds, #/hr 0 0 0 0 0 0 Sign Control Stop Stop Free Free Free Free RT Channelized -None -None -None Storage Length \_ -\_ ---Veh in Median Storage, # 0 --0 0 -Grade, % 0 0 0 ---Peak Hour Factor 92 92 92 92 92 92 Heavy Vehicles, % 2 2 2 2 2 2 Mvmt Flow 20 3 16 13 2 10

Major/Minor M	ajor1	I	Major2		Minor1	
Conflicting Flow All	0	0	23	0	67	22
Stage 1	-	-	-	-	22	-
Stage 2	-	-	-	-	45	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1592	-	938	1055
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	977	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1592	-	929	1055
Mov Cap-2 Maneuver	-	-	-	-	929	-
Stage 1	-	-	-	-	1001	-
Stage 2	-	-	-	-	967	-
Approach	EB		WB		NB	
HCM Control Delay, s/v	0		4		8.5	
HCM LOS	-				A	
Minor Lane/Major Mvmt		NBLn1	EBT	EBR	WBL	WBT
	_					
Capacity (veh/h) HCM Lane V/C Ratio		1030	-	-	1592	-
	- h- \	0.012 8.5	-	-	0.01 7.3	-0
HCM Control Delay (s/ve	en)	6.5 A	-	-		A
HCM Lane LOS		A 0	-	-	A 0	A
HCM 95th %tile Q (veh)		0	-	-	0	-

### Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			4			4		
Traffic Vol, veh/h	0	0	0	22	0	4	0	6	7	3	6	0	
Future Vol, veh/h	0	0	0	22	0	4	0	6	7	3	6	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	24	0	4	0	7	8	3	7	0	

Major/Minor	Minor2			Vinor1			Major1			Major2			
Conflicting Flow All	26	28	7	24	24	11	7	0	0	15	0	0	
Stage 1	13	13	-	11	11	-	-	-	-	-	-	-	
Stage 2	13	15	-	13	13	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	984	865	1075	987	869	1070	1614	-	-	1603	-	-	
Stage 1	1007	885	-	1010	886	-	-	-	-	-	-	-	
Stage 2	1007	883	-	1007	885	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	978	863	1075	985	867	1070	1614	-	-	1603	-	-	
Mov Cap-2 Maneuver	978	863	-	985	867	-	-	-	-	-	-	-	
Stage 1	1007	883	-	1010	886	-	-	-	-	-	-	-	
Stage 2	1003	883	-	1005	883	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.7	0	2.4	
HCM LOS	А	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EE	SLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1614	-	-	-	997	1603	-	-
HCM Lane V/C Ratio	-	-	-	-	0.028	0.002	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.7	7.3	0	-
HCM Lane LOS	А	-	-	А	А	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0.1	0	-	-

#### 10/04/2024

#### Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			4			4		
Traffic Vol, veh/h	31	14	22	54	12	35	46	202	133	20	347	38	
Future Vol, veh/h	31	14	22	54	12	35	46	202	133	20	347	38	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None										
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	34	15	24	59	13	38	50	220	145	22	377	41	

Major/Minor	Minor2			Minor1			Major1		N	1ajor2			
Conflicting Flow All	860	907	398	854	855	293	418	0	0	365	0	0	
Stage 1	442	442	-	393	393	-	-	-	-	-	-	-	
Stage 2	418	465	-	461	462	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	276	276	652	279	296	746	1141	-	-	1194	-	-	
Stage 1	594	576	-	632	606	-	-	-	-	-	-	-	
Stage 2	612	563	-	581	565	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	237	254	652	241	273	746	1141	-	-	1194	-	-	
Mov Cap-2 Maneuver	237	254	-	241	273	-	-	-	-	-	-	-	
Stage 1	561	562	-	597	572	-	-	-	-	-	-	-	
Stage 2	536	531	-	531	551	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay,	s/v 20.5	21.9	1	0.4	
HCM LOS	С	С			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1141	-	-	305	321	1194	-	-
HCM Lane V/C Ratio	0.044	-	-	0.239	0.342	0.018	-	-
HCM Control Delay (s/veh)	8.3	0	-	20.5	21.9	8.1	0	-
HCM Lane LOS	А	А	-	С	С	А	А	-
HCM 95th %tile Q (veh)	0.1	-	-	0.9	1.5	0.1	-	-

### Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4			ર્ન	1		4	
Traffic Vol, veh/h	60	0	103	73	0	0	36	293	25	0	518	24
Future Vol, veh/h	60	0	103	73	0	0	36	293	25	0	518	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None									
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-
Veh in Median Storage	# -	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2
Mvmt Flow	65	0	112	79	0	0	39	318	27	0	563	26

986 576	999	576	1028									
576			1020	985	318	589	0	0	-	-	0	
	576	-	396	396	-	-	-	-	-	-	-	
410	423	-	632	589	-	-	-	-	-	-	-	
7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-	
6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
8.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-	
227	243	517	212	248	723	986	-	-	0	-	-	
503	502	-	629	604	-	-	-	-	0	-	-	
619	588	-	468	495	-	-	-	-	0	-	-	
							-	-		-	-	
219	231	517	160	236	723	986	-	-	-	-	-	
219	231	-	160	236	-	-	-	-	-	-	-	
478	502	-	598	574	-	-	-	-	-	-	-	
589	559	-	367	495	-	-	-	-	-	-	-	
	7.12 6.12 6.12 .518 227 503 619 219 219 478	7.12       6.52         6.12       5.52         6.12       5.52         5.18       4.018         227       243         503       502         619       588         219       231         219       231         478       502	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{rrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrrr$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$							

Approach	EB	WB	NB	SB	
HCM Control Dela	ay, s/v_26.1	47.8	0.9	0	
HCM LOS	D	Е			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBT	SBR
Capacity (veh/h)	986	-	-	344	160	-	-
HCM Lane V/C Ratio	0.04	-	-	0.515	0.496	-	-
HCM Control Delay (s/veh)	8.8	0	-	26.1	47.8	-	-
HCM Lane LOS	А	А	-	D	E	-	-
HCM 95th %tile Q (veh)	0.1	-	-	2.8	2.4	-	-

Int Delay, s/veh	0.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	٦	1		र्भ	4	
Traffic Vol, veh/h	19	19	16	357	740	18
Future Vol, veh/h	19	19	16	357	740	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage	,# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	21	17	388	804	20

Major/Minor	Minor2		Major1	Maj	or2	
Conflicting Flow All	1236	814	824	0	-	0
Stage 1	814	-	-	-	-	-
Stage 2	422	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	195	378	806	-	-	-
Stage 1	436	-	-	-	-	-
Stage 2	662	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	190	378	806	-	-	-
Mov Cap-2 Maneuver	190	-	-	-	-	-
Stage 1	424	-	-	-	-	-
Stage 2	662	-	-	-	-	-

Approach EB	NB
HCM Control Delay, s/v 20.7	0.4
HCM LOS C	

Minor Lane/Major Mvmt	NBL	NBTI	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	806	-	190	378	-	-
HCM Lane V/C Ratio	0.022	-	0.109	0.055	-	-
HCM Control Delay (s/veh)	9.6	0	26.2	15.1	-	-
HCM Lane LOS	Α	А	D	С	-	-
HCM 95th %tile Q (veh)	0.1	-	0.4	0.2	-	-

Int Delay, s/veh	6.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	ef –			र्भ	Y	
Traffic Vol, veh/h	43	3	43	17	9	120
Future Vol, veh/h	43	3	43	17	9	120
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	3	47	18	10	130

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	(		0 50	0	161	49
Stage 1		-		-	49	-
Stage 2		-		-	112	-
Critical Hdwy		-	- 4.12	-	6.42	6.22
Critical Hdwy Stg 1		-		-	5.42	-
Critical Hdwy Stg 2		-		-	5.42	-
Follow-up Hdwy		-	- 2.218	-	3.518	3.318
Pot Cap-1 Maneuver		-	- 1557	-	830	1020
Stage 1		-		-	973	-
Stage 2		-		-	913	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver		-	- 1557	-		1020
Mov Cap-2 Maneuver		-		-	805	-
Stage 1		-		-	•.•	-
Stage 2		-		-	886	-
Approach	EE	}	WB		NB	
HCM Control Delay, s/	/v (	)	5.3		9.2	
HCM LOS					А	
Minor Lane/Major Mvn	nt	NBLn	1 EBT	EBR	WBL	WBT
Capacity (veh/h)		100	1 -	-	1557	-
HCM Lane V/C Ratio		0.1	4 -	-	0.03	-
HCM Control Delay (s/	/veh)	9.	2 -	-	7.4	0
HCM Lane LOS			۰ ۹	-	А	А
HCM 95th %tile Q (vel	h)	0.	5 -	-	0.1	-

Int Delay, s/veh	5.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	4			स	Y	
Traffic Vol, veh/h	12	3	12	14	9	34
Future Vol, veh/h	12	3	12	14	9	34
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	3	13	15	10	37

Major/Minor M	1ajor1		Major2		Minor1	
Conflicting Flow All	0	0	16	0	56	15
Stage 1	-	-	-	-	15	-
Stage 2	-	-	-	-	41	-
Critical Hdwy	-	-	4.12	-		6.22
Critical Hdwy Stg 1	-	-		-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-		3.318
Pot Cap-1 Maneuver	-		1602	-	952	1065
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	981	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1602	-	944	1065
Mov Cap-2 Maneuver	-	-	-	-	944	-
Stage 1	-	-	-	-	1008	-
Stage 2	-	-	-	-	973	-
Approach	EB		WB		NB	
HCM Control Delay, s/v			3.4		8.6	
HCM LOS	0		5.4		0.0 A	
					A	
Minor Lane/Major Mvmt		NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)		1037	-	-	1602	-
HCM Lane V/C Ratio		0.045	-	-	0.008	-
HCM Control Delay (s/ve	eh)	8.6	-	-	7.3	0
HCM Lane LOS		A	-	-	А	Α

0

-

0.1

HCM 95th %tile Q (veh)

#### Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			\$			\$			4		
Traffic Vol, veh/h	0	0	0	13	0	1	0	3	23	4	4	0	
Future Vol, veh/h	0	0	0	13	0	1	0	3	23	4	4	0	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	Yield	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	0	0	0	14	0	1	0	3	25	4	4	0	

Major/Minor	Minor2			Vinor1			Major1		N	1ajor2			
Conflicting Flow All	28	40	4	28	28	16	4	0	0	28	0	0	
Stage 1	12	12	-	16	16	-	-	-	-	-	-	-	
Stage 2	16	28	-	12	12	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	981	852	1080	981	865	1063	1618	-	-	1585	-	-	
Stage 1	1009	886	-	1004	882	-	-	-	-	-	-	-	
Stage 2	1004	872	-	1009	886	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	978	849	1080	979	862	1063	1618	-	-	1585	-	-	
Mov Cap-2 Maneuver	978	849	-	979	862	-	-	-	-	-	-	-	
Stage 1	1009	883	-	1004	882	-	-	-	-	-	-	-	
Stage 2	1003	872	-	1006	883	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay, s/v	0	8.7	0	3.6	
HCM LOS	A	А			

Minor Lane/Major Mvmt	NBL	NBT	NBR EB	Ln1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1618	-	-	-	985	1585	-	-
HCM Lane V/C Ratio	-	-	-	-	0.015	0.003	-	-
HCM Control Delay (s/veh)	0	-	-	0	8.7	7.3	0	-
HCM Lane LOS	А	-	-	Α	А	А	А	-
HCM 95th %tile Q (veh)	0	-	-	-	0	0	-	-

#### 10/04/2024

#### Intersection

N.4		CDT						NDT		001	ODT	000	
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		- <b>4</b>			- <b>4</b> >			- <del>4</del> 2-			- <b>4</b> 2		
Traffic Vol, veh/h	44	14	52	89	8	20	33	290	99	41	338	39	
Future Vol, veh/h	44	14	52	89	8	20	33	290	99	41	338	39	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	
Mvmt Flow	48	15	57	97	9	22	36	315	108	45	367	42	

Major/Minor	Minor2			Minor1			Major1			Major2			
Conflicting Flow All	935	973	388	955	940	369	409	0	0	423	0	0	
Stage 1	478	478	-	441	441	-	-	-	-	-	-	-	
Stage 2	457	495	-	514	499	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	246	252	660	238	264	677	1150	-	-	1136	-	-	
Stage 1	568	556	-	595	577	-	-	-	-	-	-	-	
Stage 2	583	546	-	543	544	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	215	229	660	192	240	677	1150	-	-	1136	-	-	
Mov Cap-2 Maneuver	215	229	-	192	240	-	-	-	-	-	-	-	
Stage 1	544	527	-	570	553	-	-	-	-	-	-	-	
Stage 2	532	523	-	457	516	-	-	-	-	-	-	-	

Approach	EB	WB	NB	SB	
HCM Control Delay,	s/v 22.9	40.9	0.6	0.8	
HCM LOS	С	E			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBL	SBT	SBR
Capacity (veh/h)	1150	-	-	319	222	1136	-	-
HCM Lane V/C Ratio	0.031	-	-	0.375	0.573	0.039	-	-
HCM Control Delay (s/veh)	8.2	0	-	22.9	40.9	8.3	0	-
HCM Lane LOS	А	А	-	С	E	А	А	-
HCM 95th %tile Q (veh)	0.1	-	-	1.7	3.2	0.1	-	-

#### Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		4			4			र्च	1	-	4		
Traffic Vol, veh/h	47	0	74	49	0	0	119	483	83	0	419	69	
Future Vol, veh/h	47	0	74	49	0	0	119	483	83	0	419	69	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None										
Storage Length	0	-	-	-	-	-	-	-	295	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2	
Mvmt Flow	51	0	80	53	0	0	129	525	90	0	455	75	

Major/Minor	Minor2			Vinor1			Major1		М	ajor2			
Conflicting Flow All	1321	1366	493	1316	1313	525	530	0	0	-	-	0	
Stage 1	493	493	-	783	783	-	-	-	-	-	-	-	
Stage 2	828	873	-	533	530	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-	
Pot Cap-1 Maneuver	134	147	576	135	158	552	1037	-	-	0	-	-	
Stage 1	558	547	-	387	404	-	-	-	-	0	-	-	
Stage 2	365	368	-	531	527	-	-	-	-	0	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	114	119	576	99	128	552	1037	-	-	-	-	-	
Mov Cap-2 Maneuver	114	119	-	99	128	-	-	-	-	-	-	-	
Stage 1	451	547	-	313	326	-	-	-	-	-	-	-	
Stage 2	295	297	-	457	527	-	-	-	-	-	-	-	
Approach	ED			\//D			ND			CD			

Approach	EB	WB	NB	SB	
HCM Control Dela	ay, s/v 41.6	77.4	1.6	0	
HCM LOS	Е	F			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1V	VBLn1	SBT	SBR
Capacity (veh/h)	1037	-	-	224	99	-	-
HCM Lane V/C Ratio	0.125	-	-	0.587	0.538	-	-
HCM Control Delay (s/veh)	9	0	-	41.6	77.4	-	-
HCM Lane LOS	А	А	-	E	F	-	-
HCM 95th %tile Q (veh)	0.4	-	-	3.3	2.4	-	-

Int Delay, s/veh	2.7					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	٦	1		र्भ	4	
Traffic Vol, veh/h	51	85	27	714	578	9
Future Vol, veh/h	51	85	27	714	578	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	-	-
Veh in Median Storage	,# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	55	92	29	776	628	10

Major/Minor	Minor2		Major1	Ma	jor2		
Conflicting Flow All	1467	633	638	0	-	0	
Stage 1	633	-	-	-	-	-	
Stage 2	834	-	-	-	-	-	
Critical Hdwy	6.42	6.22	4.12	-	-	-	
Critical Hdwy Stg 1	5.42	-	-	-	-	-	
Critical Hdwy Stg 2	5.42	-	-	-	-	-	
Follow-up Hdwy	3.518	3.318	2.218	-	-	-	
Pot Cap-1 Maneuver	141	480	946	-	-	-	
Stage 1	529	-	-	-	-	-	
Stage 2	426	-	-	-	-	-	
Platoon blocked, %				-	-	-	
Mov Cap-1 Maneuver	133	480	946	-	-	-	
Mov Cap-2 Maneuver	133	-	-	-	-	-	
Stage 1	500	-	-	-	-	-	
Stage 2	426	-	-	-	-	-	

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR	
Capacity (veh/h)	946	-	133	480	-	-	
HCM Lane V/C Ratio	0.031	-	0.417	0.192	-	-	
HCM Control Delay (s/veh)	8.9	0	50.2	14.3	-	-	
HCM Lane LOS	A	A	F	В	-	-	
HCM 95th %tile Q (veh)	0.1	-	1.8	0.7	-	-	

#### Intersection Int Delay, s/veh 5.6 EBT EBR WBL WBT NBL NBR Movement Y Lane Configurations Þ đ 40 51 6 Traffic Vol, veh/h 10 138 81 Future Vol, veh/h 40 10 138 51 6 81 Conflicting Peds, #/hr 0 0 0 0 0 0 Sign Control Stop Stop Free Free Free Free RT Channelized -None -None -None Storage Length \_ -\_ ---Veh in Median Storage, # 0 --0 0 -Grade, % 0 0 0 --\_ Peak Hour Factor 92 92 92 92 92 92 Heavy Vehicles, % 2 2 2 2 2 2 Mvmt Flow 43 11 150 55 7 88

Major/Minor Ma	ajor1	1	Major2		Minor1	
Conflicting Flow All	0	0	54	0	404	49
Stage 1	-	-	-	-	49	-
Stage 2	-	-	-	-	355	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	
Pot Cap-1 Maneuver	-	-	1551	-	603	1020
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	710	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1551	-	0.0	1020
Mov Cap-2 Maneuver	-	-	-	-	543	-
Stage 1	-	-	-	-	973	-
Stage 2	-	-	-	-	639	-
Approach	EB		WB		NB	
HCM Control Delay, s/v	0		5.5		9.2	
HCM LOS	Ū		0.0		A	
					7.	
						14/DT
Minor Lane/Major Mvmt		NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)		962	-	-		-
HCM Lane V/C Ratio		0.098	-	-	0.097	-
HCM Control Delay (s/ve	eh)	9.2	-	-		0
HCM Lane LOS		A	-	-	A	А
HCM 95th %tile Q (veh)		0.3	-	-	0.3	-

Int Delay, s/veh	4.4					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	el -			र्भ	Y	
Traffic Vol, veh/h	27	10	39	18	6	23
Future Vol, veh/h	27	10	39	18	6	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	-
Veh in Median Storage,	# 0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	29	11	42	20	7	25

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0		40	0	139	35
Stage 1	-		-	-	35	-
Stage 2	-	-	-	-	104	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-		1570	-	854	1038
Stage 1	-	-	-	-	987	-
Stage 2	-	-	-	-	920	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1570	-	831	1038
Mov Cap-2 Maneuver	-	-	-	-	831	-
Stage 1	-	-	-	-	987	-
Stage 2	-	-	-	-	895	-
Approach	EB		WB		NB	
			5		8.8	
HCM Control Delay, s/v HCM LOS	v U		5			
					A	
Minor Lane/Major Mvm	nt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)		987	-	-	1570	-
HCM Lane V/C Ratio		0.032	-	-	0.027	-
HCM Control Delay (s/	veh)	8.8	-	-	7.4	0
HCM Lane LOS		А	-	-	А	А

0.1

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0.1

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HCM 95th %tile Q (veh)

# Intersection 14.1

Intersection Delay, s/veh Intersection LOS

В

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4			\$			\$	
Traffic Vol, veh/h	31	14	22	54	12	35	46	202	133	20	347	38
Future Vol, veh/h	31	14	22	54	12	35	46	202	133	20	347	38
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	34	15	24	59	13	38	50	220	145	22	377	41
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay, s/veh	10.1			10.5			14.2			15.6		
HCM LOS	В			В			В			С		

Lane	NBLn1	EBLn1	WBLn1	SBLn1	
Vol Left, %	12%	46%	53%	5%	
Vol Thru, %	53%	21%	12%	86%	
Vol Right, %	35%	33%	35%	9%	
Sign Control	Stop	Stop	Stop	Stop	
Traffic Vol by Lane	381	67	101	405	
LT Vol	46	31	54	20	
Through Vol	202	14	12	347	
RT Vol	133	22	35	38	
Lane Flow Rate	414	73	110	440	
Geometry Grp	1	1	1	1	
Degree of Util (X)	0.565	0.124	0.185	0.612	
Departure Headway (Hd)	4.912	6.153	6.059	5.006	
Convergence, Y/N	Yes	Yes	Yes	Yes	
Сар	733	581	591	722	
Service Time	2.942	4.207	4.108	3.036	
HCM Lane V/C Ratio	0.565	0.126	0.186	0.609	
HCM Control Delay, s/veh	14.2	10.1	10.5	15.6	
HCM Lane LOS	В	В	В	С	
HCM 95th-tile Q	3.6	0.4	0.7	4.2	

### Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations		र्च	1		đÞ.			स	1		4		
Traffic Vol, veh/h	60	0	103	73	0	0	36	293	25	0	518	24	
Future Vol, veh/h	60	0	103	73	0	0	36	293	25	0	518	24	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	0	-	180	-	-	-	-	-	295	-	-	-	
Veh in Median Storage	, # -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2	
Mvmt Flow	65	0	112	79	0	0	39	318	27	0	563	26	

Major/Minor	Minor2		Minor1				Major1		M	ajor2			
Conflicting Flow All	986	999	576	1028	985	318	589	0	0	-	-	0	
Stage 1	576	576	-	396	396	-	-	-	-	-	-	-	
Stage 2	410	423	-	632	589	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	-	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	-	-	-	
Pot Cap-1 Maneuver	227	243	517	212	248	723	986	-	-	0	-	-	
Stage 1	503	502	-	629	604	-	-	-	-	0	-	-	
Stage 2	619	588	-	468	495	-	-	-	-	0	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	219	231	517	160	236	723	986	-	-	-	-	-	
Mov Cap-2 Maneuver	219	231	-	160	236	-	-	-	-	-	-	-	
Stage 1	478	502	-	598	574	-	-	-	-	-	-	-	
Stage 2	589	559	-	367	495	-	-	-	-	-	-	-	
Approach	EB			WB			NB			SB			
HCM Control Delay, s	/v 19.2			47.8			0.9			0			
HCM LOS	С			E									

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1W	/BLn2	SBT	SBR
Capacity (veh/h)	986	-	-	219	517	160	-	-	-
HCM Lane V/C Ratio	0.04	-	-	0.298	0.217	0.496	-	-	-
HCM Control Delay (s/veh)	8.8	0	-	28.3	13.9	47.8	0	-	-
HCM Lane LOS	А	А	-	D	В	Е	А	-	-
HCM 95th %tile Q (veh)	0.1	-	-	1.2	0.8	2.4	-	-	-

## Intersection Intersection Delay, s/veh Intersection LOS 17.5 C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		4			4			4			4	
Traffic Vol, veh/h	44	14	52	89	8	20	33	290	99	41	338	39
Future Vol, veh/h	44	14	52	89	8	20	33	290	99	41	338	39
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	48	15	57	97	9	22	36	315	108	45	367	42
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	1			1			1			1		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	1			1			1			1		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	1			1			1			1		
HCM Control Delay, s/veh	11.3			11.8			18.9			19.4		
HCM LOS	В			В			С			С		

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	8%	40%	76%	10%
Vol Thru, %	69%	13%	7%	81%
Vol Right, %	23%	47%	17%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	422	110	117	418
LT Vol	33	44	89	41
Through Vol	290	14	8	338
RT Vol	99	52	20	39
Lane Flow Rate	459	120	127	454
Geometry Grp	1	1	1	1
Degree of Util (X)	0.677	0.213	0.234	0.682
Departure Headway (Hd)	5.317	6.41	6.631	5.403
Convergence, Y/N	Yes	Yes	Yes	Yes
Сар	674	555	537	663
Service Time	3.383	4.508	4.729	3.467
HCM Lane V/C Ratio	0.681	0.216	0.236	0.685
HCM Control Delay, s/veh	18.9	11.3	11.8	19.4
HCM Lane LOS	С	В	В	С
HCM 95th-tile Q	5.3	0.8	0.9	5.3

#### Intersection

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
	EDL		EDR	VVDL		WDR	INDL		NDR	SDL		SDR	
Lane Configurations		- କି	<u> </u>		र्ब कि			ર્ન	- T		- <del>4</del> >		
Traffic Vol, veh/h	47	0	74	49	0	0	119	483	83	0	419	69	
Future Vol, veh/h	47	0	74	49	0	0	119	483	83	0	419	69	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0	
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free	
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None	
Storage Length	0	-	180	-	-	-	-	-	295	-	-	-	
Veh in Median Storage,	# -	0	-	-	0	-	-	0	-	-	0	-	
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-	
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92	
Heavy Vehicles, %	2	2	2	2	2	2	2	8	2	2	7	2	
Mvmt Flow	51	0	80	53	0	0	129	525	90	0	455	75	

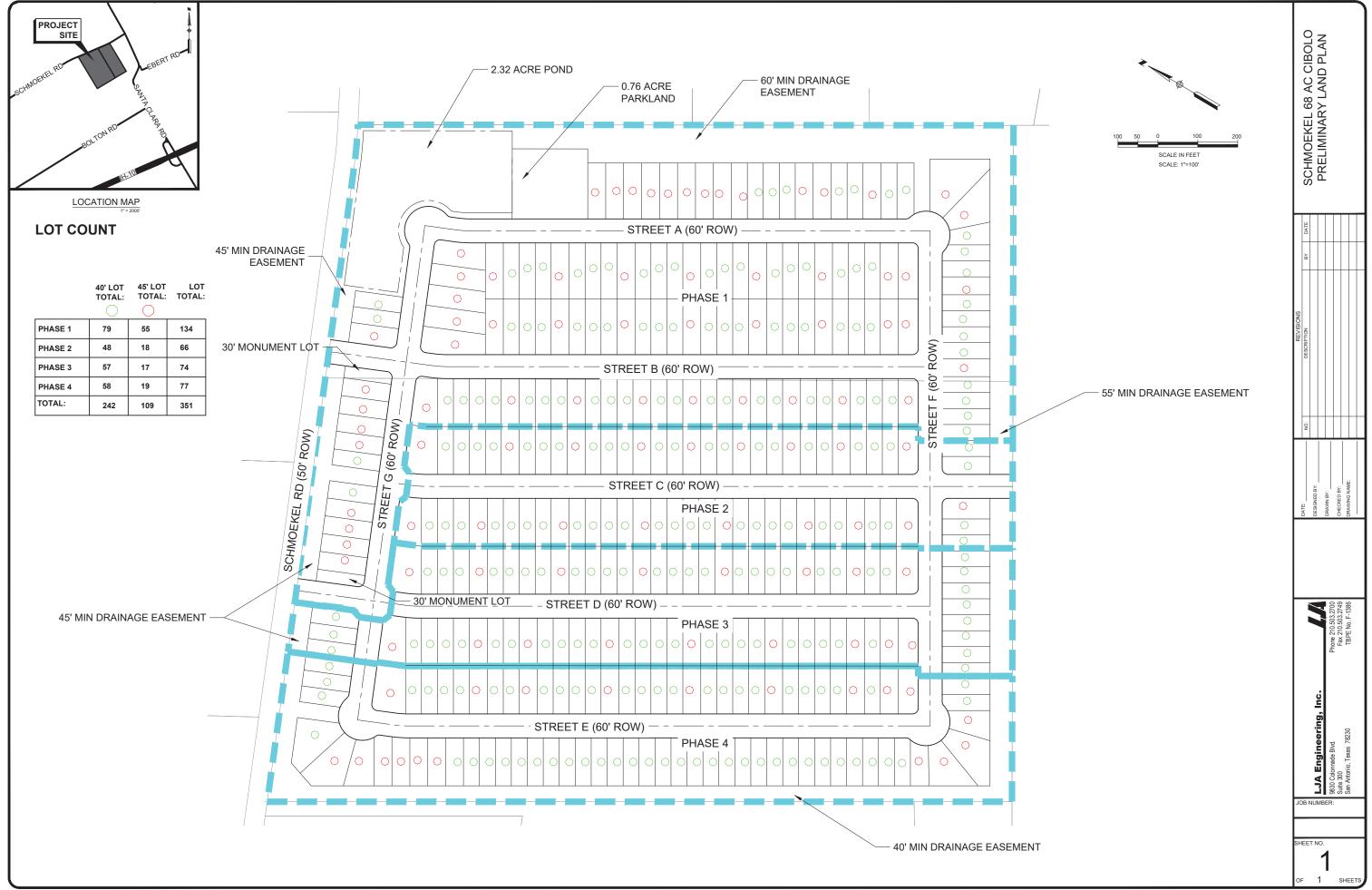
Major/Minor	Minor2		I	Vinor1			Major1			Major2			
Conflicting Flow All	1321	1366	493	1316	1313	525	530	0	0	615	0	0	
Stage 1	493	493	-	783	783	-	-	-	-	-	-	-	
Stage 2	828	873	-	533	530	-	-	-	-	-	-	-	
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-	
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-	
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-	
Pot Cap-1 Maneuver	134	147	576	135	158	552	1037	-	-	965	-	-	
Stage 1	558	547	-	387	404	-	-	-	-	-	-	-	
Stage 2	365	368	-	531	527	-	-	-	-	-	-	-	
Platoon blocked, %								-	-		-	-	
Mov Cap-1 Maneuver	114	119	576	99	128	552	1037	-	-	965	-	-	
Mov Cap-2 Maneuver	114	119	-	99	128	-	-	-	-	-	-	-	
Stage 1	451	547	-	313	326	-	-	-	-	-	-	-	
Stage 2	295	297	-	457	527	-	-	-	-	-	-	-	
Approach	FB			WB			NB			SB			

Approach	EB	WB	NB	SB	
HCM Control D	elay, s/v 30.8	77.4	1.6	0	
HCM LOS	D	F			

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1 E	BLn2V	VBLn1W	/BLn2	SBL	SBT	SBR	
Capacity (veh/h)	1037	-	-	114	576	99	-	965	-	-	
HCM Lane V/C Ratio	0.125	-	-	0.448	0.14	0.538	-	-	-	-	
HCM Control Delay (s/veh)	9	0	-	60	12.3	77.4	0	0	-	-	
HCM Lane LOS	А	А	-	F	В	F	А	А	-	-	
HCM 95th %tile Q (veh)	0.4	-	-	2	0.5	2.4	-	0	-	-	

APPENDIX D – SCOPING MEETING DOCUMENTS





6:17 17, 24 -May. May. K: \SA164 KB User: ngower Last Modified: Plot Date/Tim

10	the species of the second s		the start of the	A box	10	2022	396	9.5%				
	1				A F	1. A.S.		S.				
1	Neill Tract											
5			S	ingle-Family	Detached I	Housing - I	TE Land Use	210				
Contraction of the	Dwelling Units	351	Weekda	y 24 hrs	Weekday	y AM Peak	weekda	ay PM Peak				
in the second	Trips/Dwell	ing Unit	9.	43	0	.70		0.94				
1	% Enter / S	% Exit	50%	50%	26%	74%	<mark>63%</mark>	37%				
R	Total Tr	ips	3,310		3,310		2	46		330		
5	Enter /	Exit	1,655	1,655	64	182	208	122				
2	1 de	State Bar	Sugar .	Alter Salary	Star Series	120 ALE	and the second	handing Staller				

SCHMOEKEL ROAD

• 5

1

Year

2020

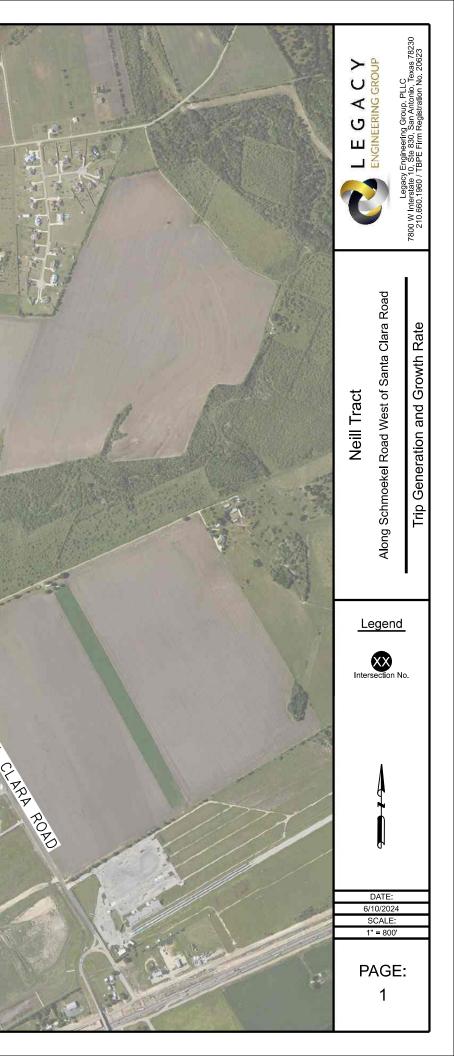
ADT

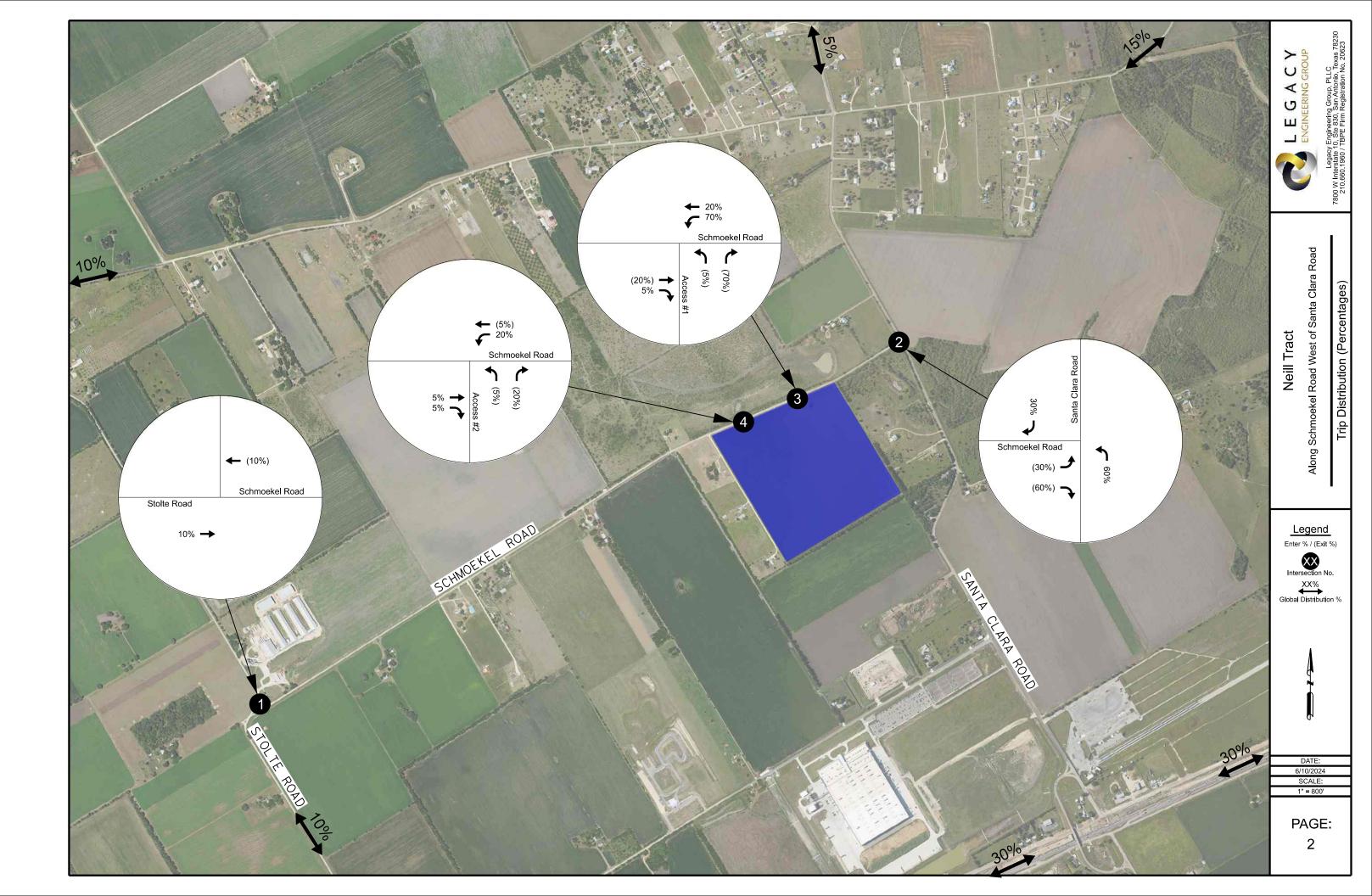
330

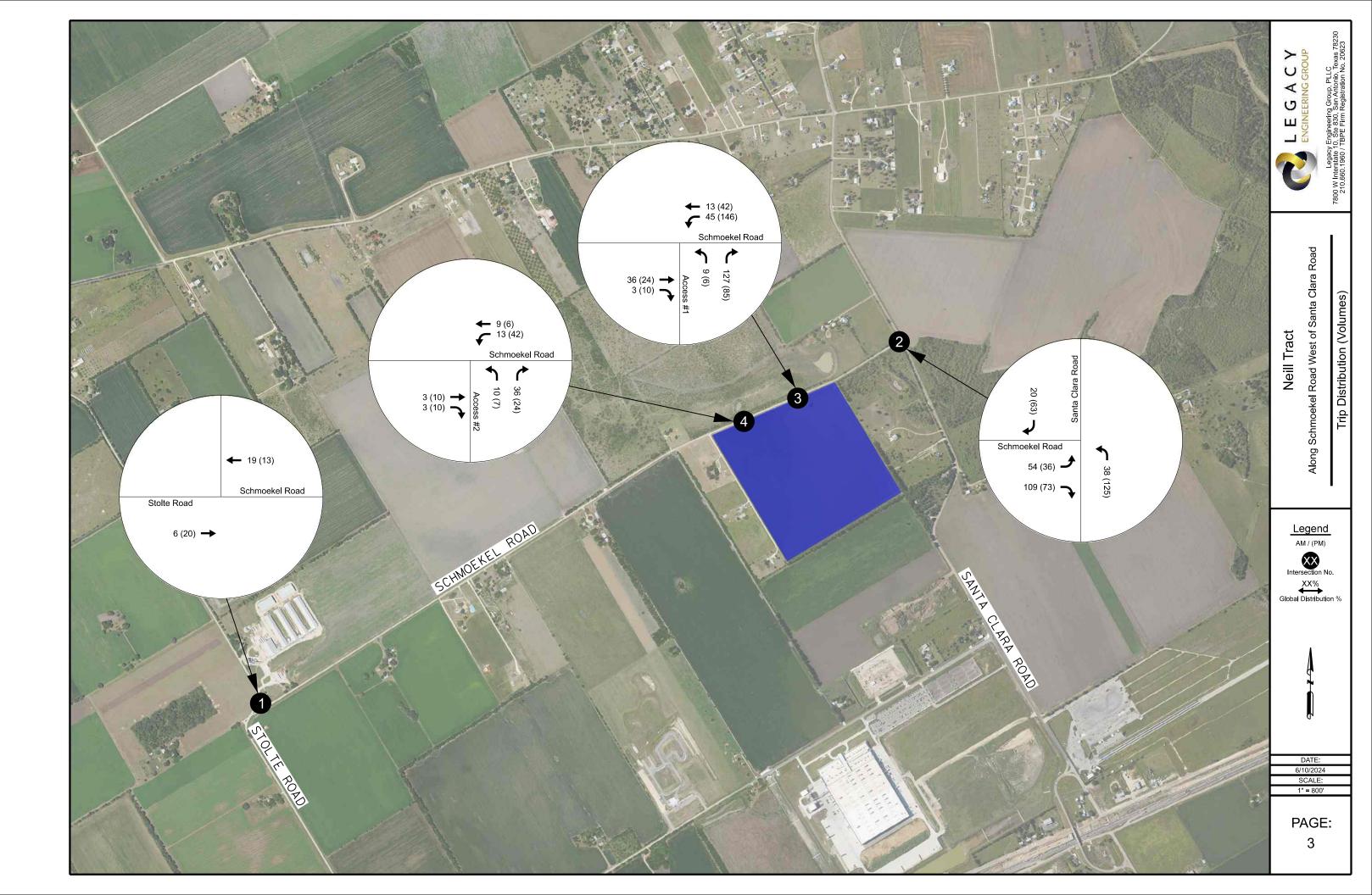
% Change

K

2

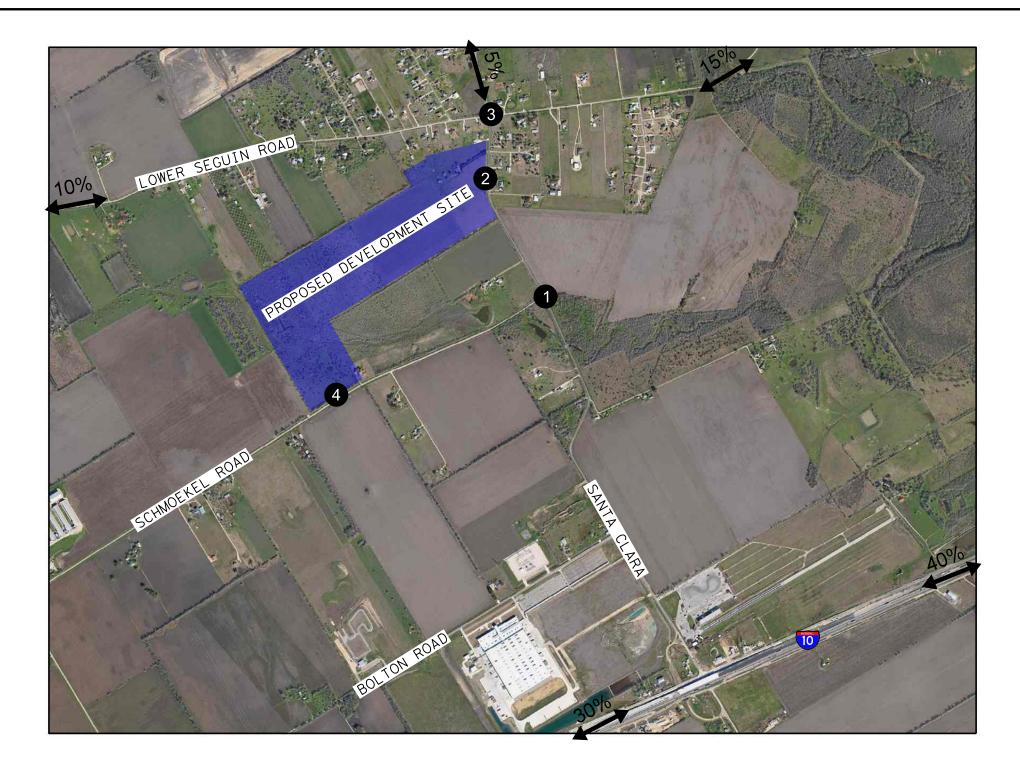


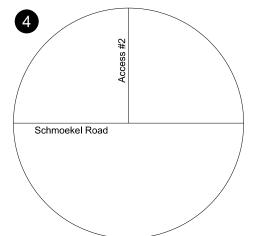


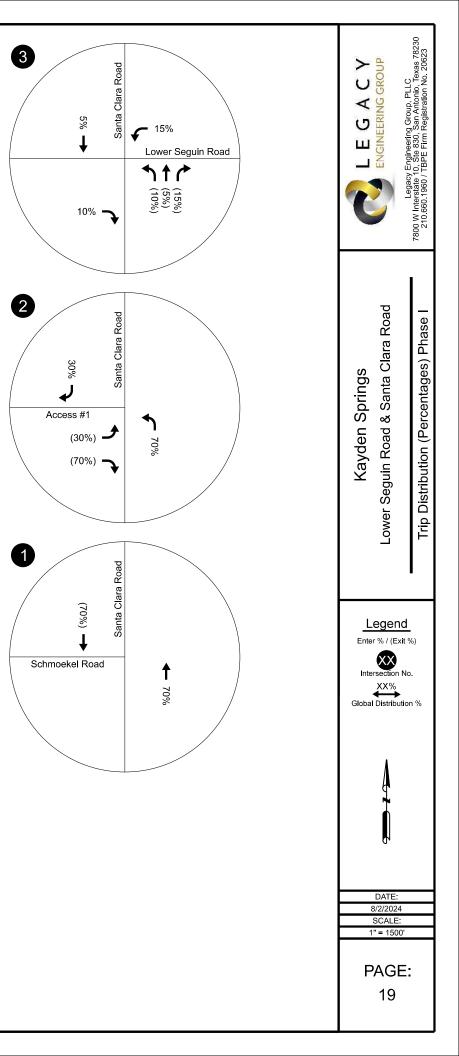


APPENDIX E - PAGES TAKEN FROM KAYDEN SPRINGS TIA REPORT

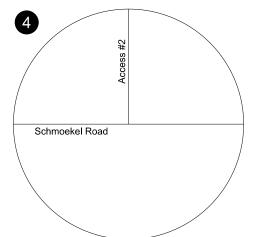


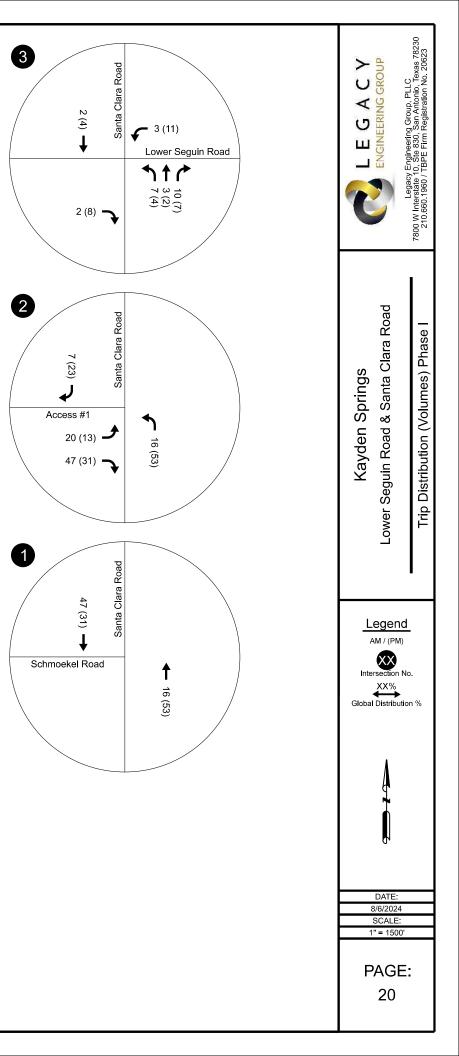






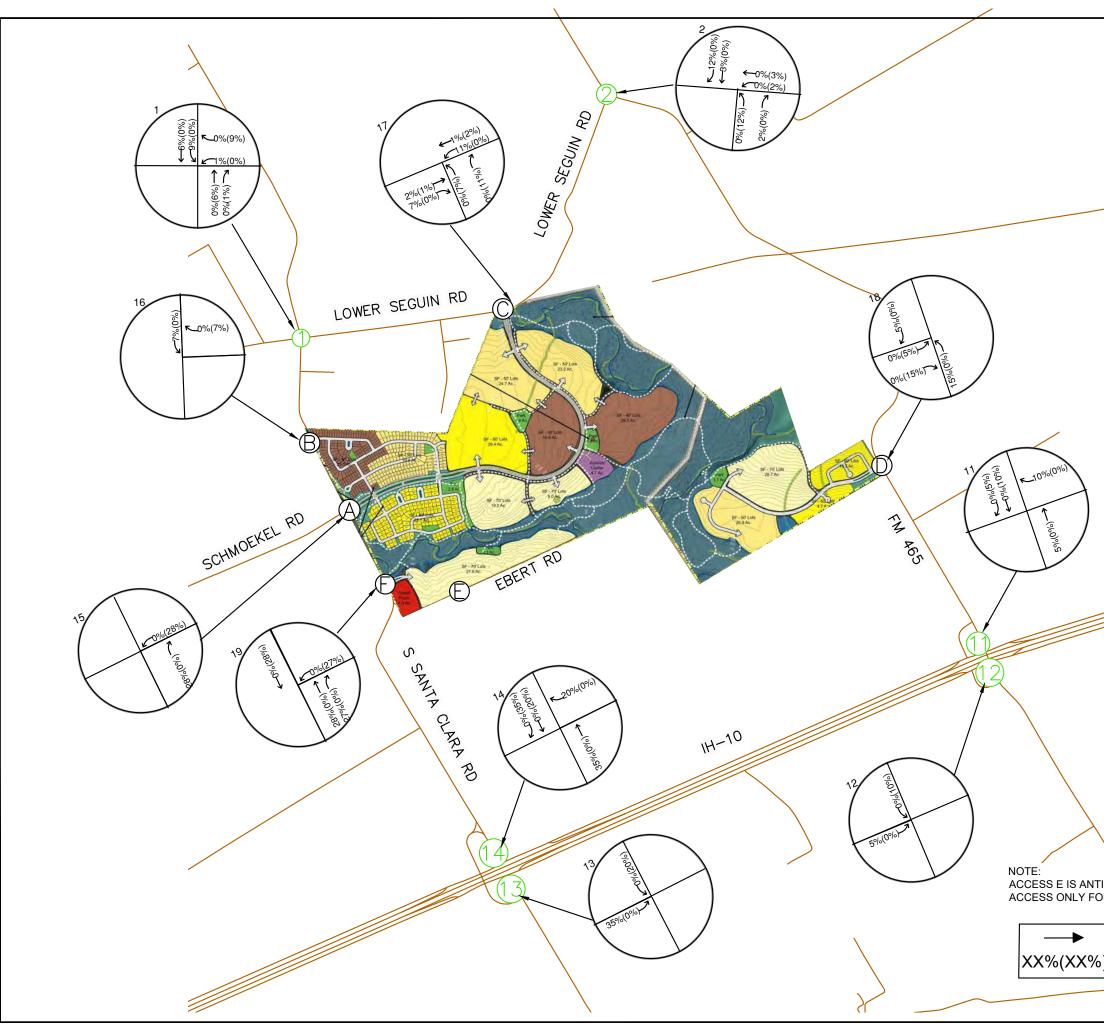






APPENDIX F – PAGES TAKEN FROM MARION OAKS TIA REPORT





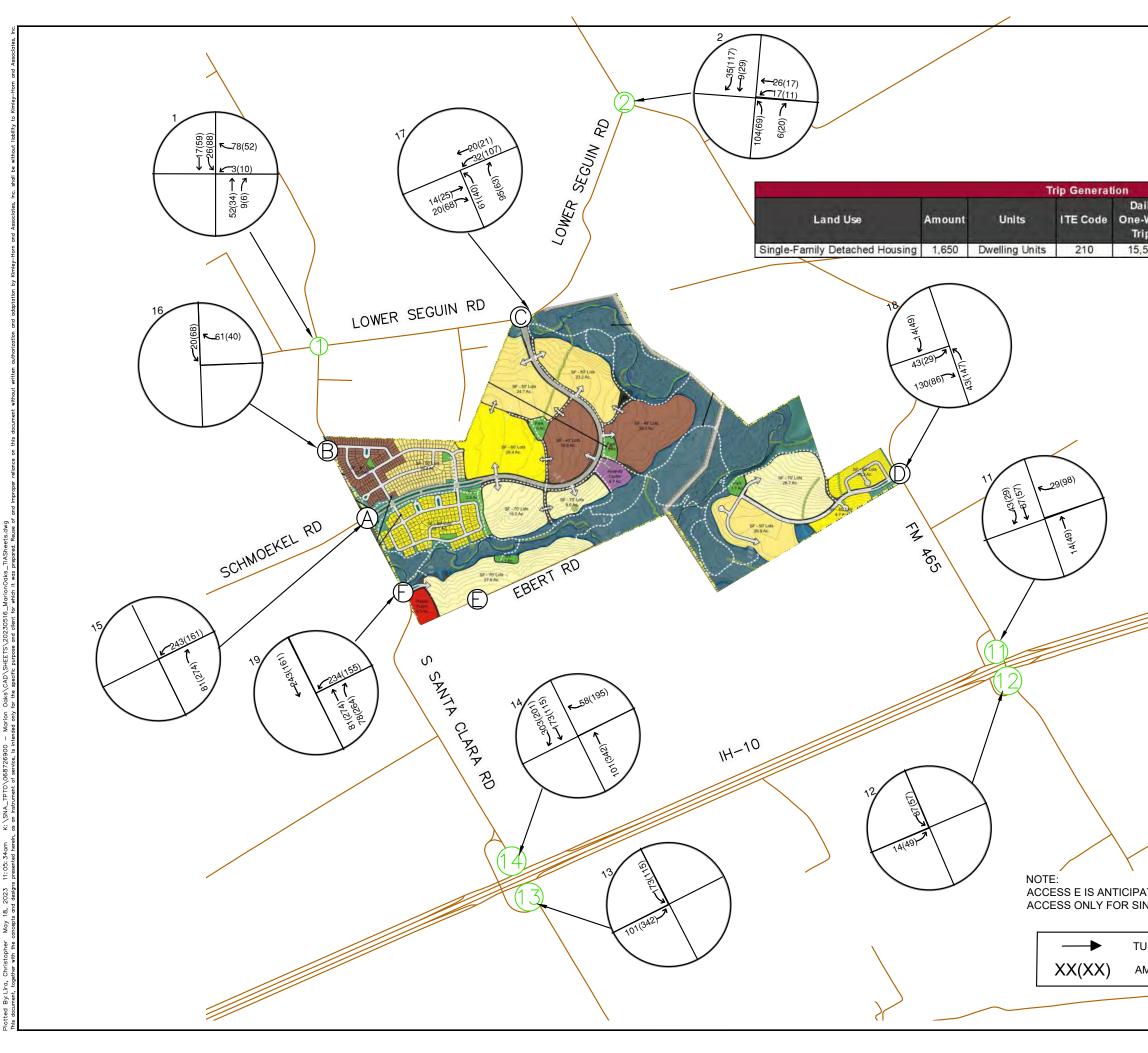
54

		KHA PROJECT					
		068726900					
	TRIP DISTRIBUTION						
		SCALE AS SHOWN 1	© 2023 KIMLEY-HORN AND ASSOCIATES, INC.				
		DESIGNED BY CGL S	10101 REUNION PL, SUITE 400, SAN ANTONIO, TX 78216 PHONE : 210-541-9166 FAX: 210-541-8699				
		DRAWN BY CGL	WWW.KIMLEY-HORN.COM TBPE FIRM NO. 928				
		CHECKED BY BMB		No.	REVISIONS	DATE BY	ВΥ

XX%(XX%) INBOUND(OUTBOUND) TURNING DISTRIBUTION

TURNING MOVEMENT

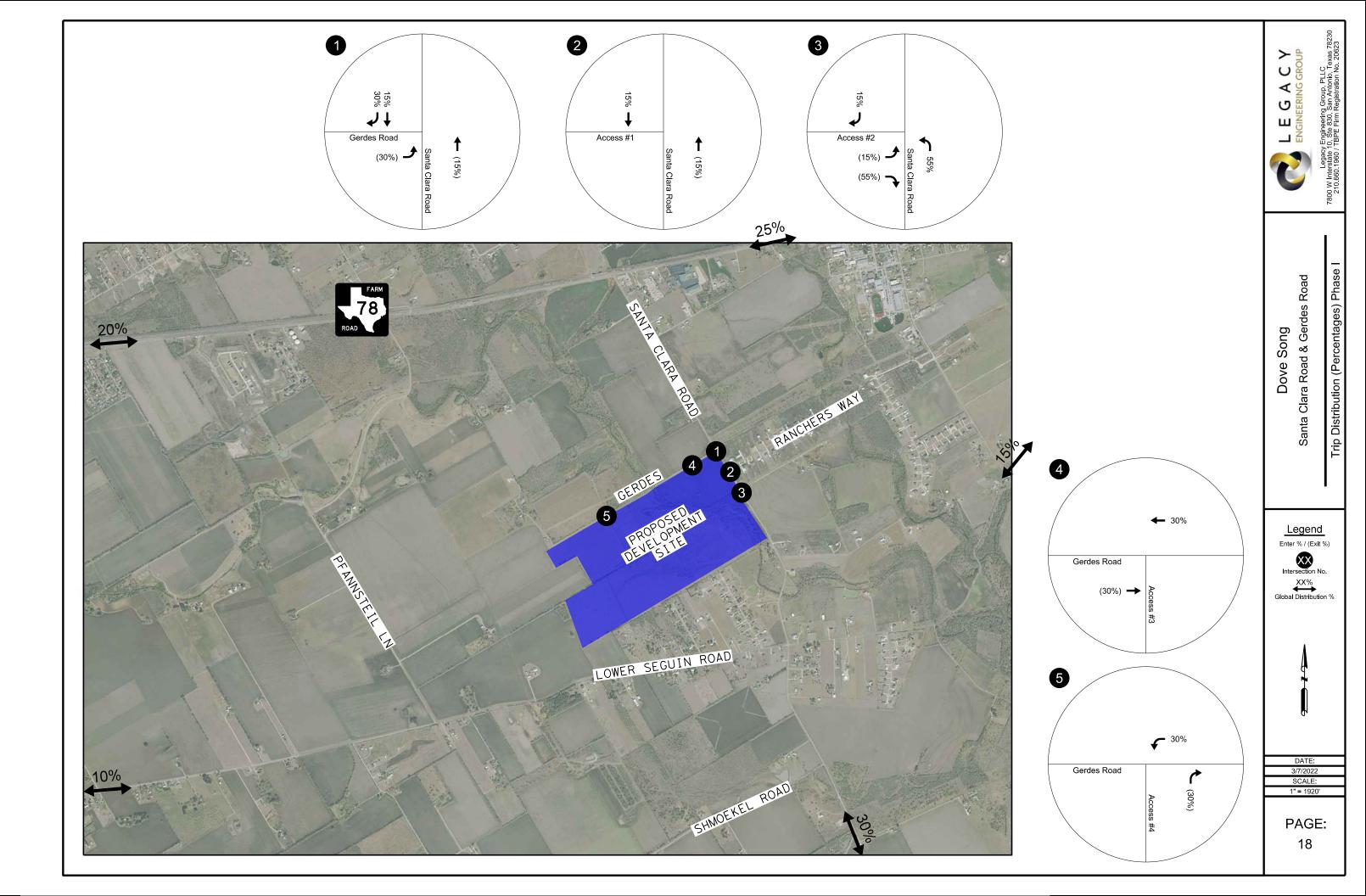
ACCESS E IS ANTICIPATED TO SERVE AS SECONDARY / EMERGENCY ACCESS ONLY FOR SINGLE FAMILY LOTS

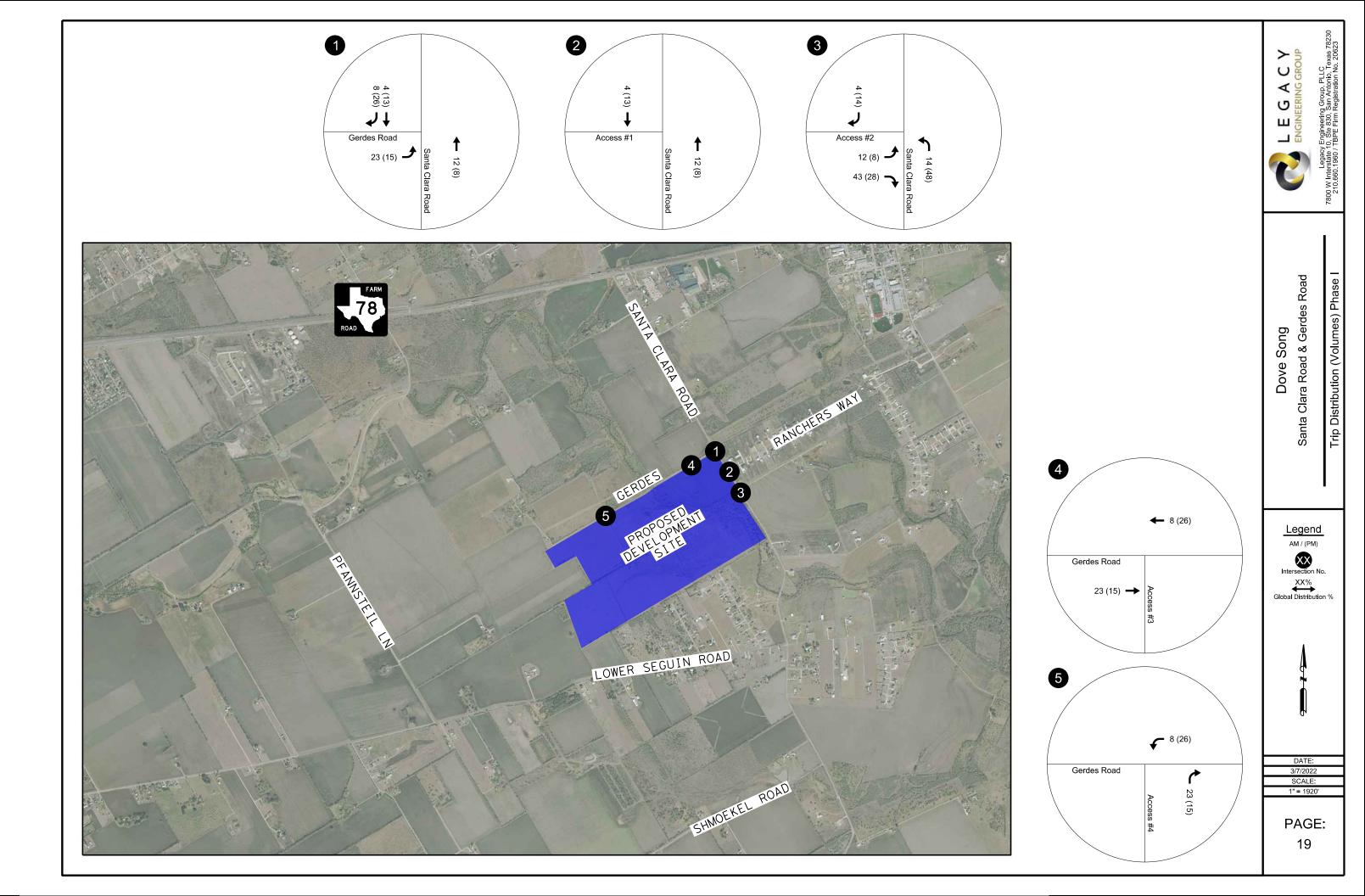


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aily AM Peak Hour PM Peak Hour	
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560 289 866 1155 977 574 1551	8216
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	KHA PRC 068726 068726 MAY 2/ MAY 2/ SCALE AS SCALE AS DESIGNED BY DRAWN BY CHECKED BY
	SITE GENERATED TURNING MOVEMENT VOLUMES - SINGLE FAMILY HOUSES
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ATED TO SERVE AS SECONDARY / EMERGENCY	MARION OAKS
INGLE FAMILY LOTS	O ∠O
URNING MOVEMENT	È
	SHEET NUMBER
	<u> </u>

APPENDIX G - PAGES TAKEN FROM DOVE SONG TIA REPORT







APPENDIX H – APPROACH VOLUMES



	TRIP GENERATION CALCULATION (11TH EDITION)										
Neil	Neil Tract Single-Family Residential - ITE Land Use 210										
Dwelling Unit	333	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak					
Trips/Dwe	rips/Dwelling Units 9.43		0.	.70	0.94						
% Enter	% Enter / % Exit 50% 50%		50%	26%	74%	63%	37%				
Total	Trips	3,140		233		313					
Enter	Enter / Exit		1,570	61	172	197	116				

	TRIP GENERATION CALCULATION (11TH EDITION)										
Marion Oaks Single-Family Residential - ITE Land Use 210					d Use 210						
Dwelling Unit	500	Weekda	ay 24 hrs	Weekday PM Peak							
Trips/Dwe	elling Units	9.	43	0.	70	0.94					
% Enter	% Enter / % Exit		50%	26%	74%	63%	37%				
Tota	Total Trips		715	3	50	470					
Enter / Exit		2,358	2,357	91	259	296	174				

	TRIP GENERATION CALCULATION (11TH EDITION)										
Dove	Dove Song Single-Family Residential - ITE Land Use 210										
Dwelling Unit	640	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak					
Trips/Dwe	Trips/Dwelling Units 9.43			0.	70	0.	0.94				
% Enter	/%Exit	50%	50%	26%	74%	63%	37%				
Tota	Total Trips 6,035		4	48	602						
Enter	Enter / Exit		3,017	116	331	379	223				

	TRIP GENERATION CALCULATION (11TH EDITION)										
Kayden	Springs	Single-Family Residential - ITE Land Use 210									
Dwelling Unit	378	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak					
Trips/Dwe	lling Units	9.43		0.	.70	0.94					
% Enter	/ % Exit	50%	50% 50%		74%	63%	37%				
Total	Trips	3,565		2	65	355					
Enter	/ Exit	1,782	1,783	69	196	224	131				

Growth Factor:	9.0%	1.295029
Build Out (Yrs):	3	
K Factor:	0.0%	

					Neil Tract	Marion Oaks	Dove Song	Kayden Spings	
			TOD Dist	ributions	60%	28%	30%	70%	
TOD	Existing	Projected	Entering	Exiting	Entering	Entering	Entering	Entering	NB Approach Volumes
2024-08-27 07:00:00	179	232	1.6%	5.8%	15	10	14	19	290
2024-08-27 08:00:00	117	152	3.1%	10.0%	29	20	28	38	267
2024-08-27 16:00:00	157	203	10.5%	7.4%	99	69	95	131	597
2024-08-27 17:00:00	165	214	10.0%	7.3%	94	66	91	125	590

	TRIP GENERATION CALCULATION (11TH EDITION)										
Neil Tract Single-Family Residential - ITE Land Use 210											
Dwelling Unit	333	Weekda	ay 24 hrs	AM Peak	Weekday PM Peak						
Trips/Dwe	Trips/Dwelling Units 9.43		0.	70	0.94						
% Enter	/%Exit	50%	50%	26%	74%	63%	37%				
Tota	Trips	rips 3,140		2	33	313					
Enter	/ Exit	1,570	1,570	61	172	197	116				

	TRIP GENERATION CALCULATION (11TH EDITION)										
Mario	Marion Oaks Single-Family Residential - ITE Land					d Use 210					
Dwelling Unit	500	Weekda	ay 24 hrs	Weekday PM Peak							
Trips/Dwe	elling Units	9.	.43	0.	70	0.94					
% Enter	/%Exit	50%	50%	26%	74%	63%	37%				
Total Trips		4,7	715	3	50	470					
Enter	/ Exit	2,358	2,357	91	259	296	174				

	TRIP GENERATION CALCULATION (11TH EDITION)										
Dove	Song	Single-Family Residential - ITE Land Use 210									
Dwelling Unit	640	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak					
Trips/Dwe	Trips/Dwelling Units 9.43			0.70 0.94			.94				
% Enter	/%Exit	50%	50%	26%	74%	63%	37%				
Tota	Total Trips 6,035		4	48	602						
Enter / Exit		3,018	3,017	116	331	379	223				

	TRIP GENERATION CALCULATION (11TH EDITION)										
Kayden	Springs	Single-Family Residential - ITE Land Use 210									
Dwelling Unit	378	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak					
Trips/Dwe	lling Units	9.43		0.	.70	0.94					
% Enter	/ % Exit	50%	50% 50%		74%	63%	37%				
Total	Trips	3,565		2	65	355					
Enter	/ Exit	1,782	1,783	69	196	224	131				

Growth Factor:	9.0%	1.295029
Build Out (Yrs):	3	
K Factor:	0.0%	

					Neil Tract	Marion Oaks	Dove Song	Kayden Spings	
			TOD Dist	ributions	30%	0%	30%	70%	
TOD	Existing	Projected	Entering	Exiting	Entering	Entering/Exiting	Exiting	Exiting	SB Approach Volumes
2024-08-27 07:00:00	190	246	1.6%	5.8%	7	0	14	19	286
2024-08-27 08:00:00	144	186	3.1%	10.0%	14	0	28	38	266
2024-08-27 16:00:00	150	194	10.5%	7.4%	50	0	95	131	470
2024-08-27 17:00:00	209	271	10.0%	7.3%	47	0	91	125	534

-											
	TRIP GENERATION CALCULATION (11TH EDITION)										
Neil Tract		Single-Fa	amily Residential - ITE Land Use 210								
Dwelling Unit 333					Weekday PM Peak						
Trips/Dwelling Unit	s 9	.43	0.	.70	0.94						
% Enter / % Exit	50%	50%	26%	74%	63%	37%					
Total Trips	3,	3,140		33	313						
Enter / Exit	1,570	1,570	61	172	197	116					

TRIP GENERATION CALCULATION (11TH EDITION)									
Mario	n Oaks		Single-Fa	mily Residential - ITE Land Use 210					
Dwelling Unit	500	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak			
Trips/Dwe	elling Units	9.	.43	0.	70	0.94			
% Enter	/%Exit	50%	50%	26%	74%	63%	37%		
Tota	Total Trips		715	3	50	470			
Enter / Exit		2,358	2,357	91	259	296	174		

	TRIP GENERATION CALCULATION (11TH EDITION)										
Dove	Song		Single-Fa	mily Resider	itial - ITE Lan	d Use 210					
Dwelling Unit	640	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak					
Trips/Dwe	elling Units	9.	.43	0.	70	0.94					
% Enter	/%Exit	50%	50%	26%	74%	63%	37%				
Tota	Trips	6,0	035	4	48	602					
Enter / Exit		3,018	3,017	116	331	379	223				

	TRIP GENERATION CALCULATION (11TH EDITION)									
Kayden Springs Single-Family Residential - ITE Land Use 210										
Dwelling Unit	378	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak				
Trips/Dwe	lling Units	Units 9.43		0.	.70	0.94				
% Enter	/ % Exit	50%	50% 50%		74%	63%	37%			
Total	Trips	3,!	3,565		265		355			
Enter	/ Exit	1,782	1,783	69	196	224	131			

Growth Factor:	9.0%	1.295029
Build Out (Yrs):	3	
K Factor:	0.0%	

					Neil Tract	Marion Oaks	Dove Song	Kayden Spings		
			TOD Dist	ributions	30%	0%	0%	0%		
TOD	Existing	Projected	Entering	Exiting	Exiting	Entering/Exiting	Entering/Exiting	Entering/Exiting	EB Approach Volumes	
2024-08-27 07:00:00	6	8	1.6%	5.8%	7	0	0	0	15	
2024-08-27 08:00:00	4	5	3.1%	10.0%	14	0	0	0	19	
2024-08-27 16:00:00	8	10	10.5%	7.4%	50	0	0	0	60	
2024-08-27 17:00:00	9	12	10.0%	7.3%	47	0	0	0	59	

	TRIP GENERATION CALCULATION (11TH EDITION)										
Neil	Tract			amily Residential - ITE Land Use 210							
Dwelling Uni	Owelling Unit 333 Weekday 24 hrs				AM Peak	Weekday PM Peak					
Trips/Dw	elling Units	9.	.43	0.	70	0.94					
% Enter	r / % Exit	50%	50%	26%	74%	63%	37%				
Tota	l Trips	3,140		2	33	313					
Enter	Enter / Exit		1,570	61	172	197	116				

	TRIP GENERATION CALCULATION (11TH EDITION)										
Mario	n Oaks		Single-Fa	mily Residential - ITE Land Use 210							
Dwelling Unit	500	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak					
Trips/Dwe	elling Units	9.	.43	0.	70	0.94					
% Enter	/%Exit	50%	50%	26%	74%	63%	37%				
Total	Total Trips		715	3	50	470					
Enter	Enter / Exit		2,357	91	259	296	174				

TI	TRIP GENERATION CALCULATION (11TH EDITION)										
Dove Song		Single-Fa	mily Residential - ITE Land Use 210								
Dwelling Unit 640	Weekda	ay 24 hrs	Weekday	/ AM Peak	Weekday PM Peak						
Trips/Dwelling Units	9.	.43	0.	.70	0.94						
% Enter / % Exit	50%	50%	26% 74%		63%	37%					
Total Trips	6,0	035	4	48	602						
Enter / Exit	3,018	3,017	116	331	379	223					

	TRIP GENERATION CALCULATION (11TH EDITION)										
Kayden Springs Single-Family Residential - ITE Land Use 210											
	Dwelling Unit	378	Weekda	ay 24 hrs	Weekday	AM Peak	Weekday PM Peak				
	Trips/Dwelling Units		9.	.43	0.	70	0.94				
	% Enter / % Exit		% Enter / % Exit 50% 50		26%	74%	63%	37%			
	Total	Trips	s 3,56		2	65	355				
	Enter / Exit		1,782	1,783	69	196	224	131			

Growth Factor:	9.0%	1.295029
Build Out (Yrs):	3	
K Factor:	0.0%	

					Neil Tract	Marion Oaks	Dove Song	Kayden Spings	
			TOD Distri	ibutions	0%	28%	0%	0%	
TOD	Existing	Projected	Entering	Exiting	Entering/Exiting	Exiting	Entering/Exiting	Entering/Exiting	WB Approach Volumes
2024-08-27 07:00:00	0	0	1.6%	5.8%	0	10	0	0	10
2024-08-27 08:00:00	0	0	3.1%	10.0%	0	20	0	0	20
2024-08-27 16:00:00	0	0	10.5%	7.4%	0	69	0	0	69
2024-08-27 17:00:00	0	0	10.0%	7.3%	0	66	0	0	66

	Major	Minor
7:00	576	10
8:00	533	20
4:00	1067	69
5:00	1124	66

APPENDIX I – RECOMMENDED ROADWAY IMPROVEMENTS





### **APPENDIX 3.9**

## TITLE REPORT

Veramendi Precinct Unit 18-2 & 19-1 K:\SA164 KB Home\2402 Neill Tract\426 Site Development Plans\ENGR-Documents & Calculations\EDR\Appendicies.docx

### **RPS TITLE, LLC**

#### P.O. Box 1176, Kyle, Texas 78640 Telephone No. 281-419-5954

Date: May 14, 2024

Client: Horizon Environmental Services Attn: James Pittman RPS #: 202401351 Client Search #: 202401351

Through Date: May 5, 2024

#### SUBJECT PROPERTY:

**Parcel No. 63974**, Being 44 acres of land in the F. GARCIA SURVEY, ABSTRACT 141, Guadalupe County, Texas.

**Parcel No. 63975**, Being 23.50 acres of land in the F. GARCIA SURVEY, ABSTRACT 141, Guadalupe County, Texas.

Deed of Gift Grantee(s): Larry Robert Neill Grantor(s): Berta E. Neill, a Widow Volume/Page: 1054-0449 File Date: 08/13/1993

Probate Grantee(s): Mrs. Berta Neill Grantor(s): The Estate of George G. Schumacher, deceased Volume/Page: 478-562 File Date: 12/21/1973 **Note:** Mr. Schumacher died October 18, 1972

Probate Grantee(s): George G. Schumacher Grantor(s): The Estate of Emilie Schumacher, deceased Volume/Page: 478-547 File Date: 12/21/1973 **Note:** Mrs. Schumacher died August 2, 1970

Warranty Deed (1/2 interest) Grantee(s): Berta Neill Grantor(s): George Schumacher Volume/Page: 456-569 File Date: 08/14/1972 Deed (124 acres) Grantee(s): George Schumacher Grantor(s): R.N. Briggs and wife, Frances Briggs Volume/Page: 257-468 File Date: 04/24/1952

Warranty Deed (124 acres out of 232.1 acres) Grantee(s): R.N. Briggs and wife, Francis Briggs Grantor(s): Ben C. Krueger Volume/Page: 250-428 File Date: 03/12/1951

Warranty Deed (232.1 acres out of 506 acres) Grantee(s): Ben C. Krueger Grantor(s): C.A. Krueger and wife, Ida Krueger Volume/Page: 227-487 File Date: 10/16/1947

Deed (506 acres) Grantee(s): C.A. Krueger Grantor(s): Edgar Weyel Volume/Page: 227-492 File Date: 10/16/1947

#### EASEMENTS:

No easements of environmental concern noted during research.

#### LEASES:

None noted during research. ENVIRONMENTAL LIENS:

None noted during research.

This search is provided to the above client for use in the historical background analysis of the subject property. Its use by third parties for any purpose is strictly prohibited. The information contained herein was obtained from the Deed Records of Guadalupe County, Texas and Real Property Services does not warranty or guaranty the accuracy or content of these records.

### APPENDIX 3.10

## SPECIAL WARRANTY DEED

Veramendi Precinct Unit 18-2 & 19-1 K:\SA164 KB Home\2402 Neill Tract\426 Site Development Plans\ENGR-Documents & Calculations\EDR\Appendicies.docx

### APPENDIX 3.11

## **PRE-DEVELOPMENT MEETING**

Veramendi Precinct Unit 18-2 & 19-1 K:\SA164 KB Home\2402 Neill Tract\426 Site Development Plans\ENGR-Documents & Calculations\EDR\Appendicies.docx



Project Name: PDM-24-13 – Neill Tract Meeting Date: 5/28/202						
Property Information: Add	ress: Parcel 63974, 63975; 68 acres		City / ⊠ ETJ			
Platted: □Yes / ⊠ No	Legal Description: ABS: 141 SUR: F GARCIA AC	44.0000 AC.; ABS: 141 S	SUR: F GARCIA 23.5000			
Zoning: <u>ETJ</u>	Overlay: <u>N/A</u> Future Land Use	: Rural Residential				

#### **MEETING COMMENTS:**

- 1. Fire Department have any specific needs or requirements for this site for approval.
  - IFC Appendix D
    - 2015 IFC, unless 2021 adopted prior to beginning of project.
  - Enough room for two access points
  - Adequate fire flow needed
  - There's 5 foot building setbacks on sides, technically so 10 feet in between the houses, but once you do that you need to start fire blocking all your soffits.
- 2. Parkland Fees/ Requirements in the ETJ.
  - 8% of total tract, no more than 60% in floodplain
  - Or pay fee in lieu
  - Refer to UDC Section 16.2(2) for Land Dedication Guidelines
  - Refer to 16.3 Criteria for Contributions in Lieu of Parkland
  - Refer to Article 16 in UDC for full Parkland Dedication requirements
- 3. Access to the Neill tract
- See fire comments
- 4. Drainage requirements
  - Drainage must be entirely on site, no drainage in the ROW.
  - 80% discharge pre-project conditions
  - Ordinance 1352, the City of Cibolo adopted Atlas 14.
  - Check draft floodplain viewer from SARA, but may too far east.
  - Contact Chris Otto <u>cotto@cibolotx.gov</u>
- 5. ROW Dedication needed for Schmoekel Rd?
  - Existing collector 80'
- 6. Lot requirements/options of the ETJ.
  - No minimum lot design standards outside City Limits
- 7. Street Requirements
  - ROW dedication for Schmoekel?
    - 80' collector on MTP
    - $\circ~$  40' from center of the road
    - $\circ$  15' dedication
- 8. Submittal Process:

NOTE: This meeting is for informational purpose only. Any preliminary analysis provided by staff during this meeting does not constitute a formal review of the project, imply subsequent approval, nor preclude future comments. It is the responsibility of the applicant to read and comply with all applicable ordinances and requirements in effect on the submittal date.

The notes and comments provided at this meeting may be valid for six (6) months. Because existing site conditions and code requirements may change, you may need to discuss your proposed project with City staff should you submit an application after this 6-month period. Future meetings may be needed for subsequent applications.



- 1. Land Study: required for phased subdivision development
  - Follows Plat submittal calendar
  - Submit through MyGovernmentOnline portal
- 2. Preliminary Plat:
  - Follows Plat submittal calendar
  - Submit through MyGovernmentOnline portal
  - Reviewed by Planning, Engineering, Public Works and Fire
  - Considered by Planning and Zoning Commission and City Council
  - City will route to Guadalupe County for review

#### 3. Construction Plans

- Submit after Preliminary Plat approval
- Submit anytime through MyGovernmentOnline portal
- Reviewed by Public Works and Engineering
- Applicant responsible for submitting directly to Guadalupe County
- 4. Final Plat
  - Follows Plat submittal calendar
  - Submit through MyGovernmentOnline portal
  - Reviewed by Planning, Engineering, Public Works and Fire
  - Considered by Planning and Zoning Commission and City Council
  - City will route to Guadalupe County for review
  - Construction Plan approval required prior to Final Plat approval

#### Applicable Development and Zoning Standards:

Overall development standards are outlined in the <u>UDC</u> sections listed below. However, please note this is not an all-inclusive list and that other sections of the UDC may apply to your project:

<sup>\*</sup>denotes items explicitly discussed during the meeting. <u>Please note that other sections may still apply</u>.

- Lot Design Standards Sec. 14.1<sup>\*</sup>
- Article 20 Subdivision Regulations<sup>\*</sup>
- Tree Preservation requirements Sec 17.2
- Parkland Requirements Sec 16<sup>\*</sup>
- Sidewalk Requirements Sec. 18.17
  - Sidewalks shall be required along both sides of all streets throughout the City, except along Interstate Highways 35 and 10. All lots must provide access to a concrete sidewalk.

#### **Required Applications:**

For the proposed project, the following development applications are required and thus must be submitted for review and approval (in the order identified below):

Notice: All applications may be submitted via MGO Connect!

- Land Study
- Preliminary Plat
- Final Plat

#### Other Plans or Policies:

Development Guide

NOTE: This meeting is for informational purpose only. Any preliminary analysis provided by staff during this meeting does not constitute a formal review of the project, imply subsequent approval, nor preclude future comments. It is the responsibility of the applicant to read and comply with all applicable ordinances and requirements in effect on the submittal date.

The notes and comments provided at this meeting may be valid for six (6) months. Because existing site conditions and code requirements may change, you may need to discuss your proposed project with City staff should you submit an application after this 6-month period. Future meetings may be needed for subsequent applications.



- Platting Guide
- <u>Sign Guide</u>

#### **QUESTIONS REQUIRING FOLLOW-UP:**

1. <u>Click here to enter text.</u>

#### NOTES COMPLETED BY:

	Susana Huerta	Assistant Planning Director	(210) 658-9900 x 1041	shuerta@cibolotx.gov
$\boxtimes$	Grant Fore	Planner	(210) 658-9900 x 1048	gfore@cibolotx.gov
	Lindsey Walker	Planner	(210) 658-9900 x 1040	lwalker@cibolotx.gov

#### **MEETING ATTENDEES:**

City Staff:

Susana Huerta – Assistant Planning Director Grant Fore – Planner II Lindsey Walker – Planner I Natalie Santos – Planning Tech Devon Wilson – Executive Assistant, Planning Chris Otto – City Engineer Matt Hanson – City Building Official Joseph Nevil – Fire Inspector Jacob Parsons, Assistant Public Works Director

#### Applicants:

Nick Gower-LJA Priscilla Flores-LJA Eric Bueno-KB Homes Jason Townsley-KB Homes Daniel Phife-KB Homes Jessenia Cavazos-KB Homes Ryan Bernhard-KB Homes Sean Miller-KB Homes

NOTE: This meeting is for informational purpose only. Any preliminary analysis provided by staff during this meeting does not constitute a formal review of the project, imply subsequent approval, nor preclude future comments. It is the responsibility of the applicant to read and comply with all applicable ordinances and requirements in effect on the submittal date.

The notes and comments provided at this meeting may be valid for six (6) months. Because existing site conditions and code requirements may change, you may need to discuss your proposed project with City staff should you submit an application after this 6-month period. Future meetings may be needed for subsequent applications.

### APPENDIX 3.12

## SUBMITTAL CHECKLIST

# **Cibolo Land Study Checklist**

- Land Study
  - o Existing Use and Conditions Plans
  - Proposed Use and Development Plans
  - o Preliminary Engineering Report
  - Traffic Impact Analysis
  - o Preliminary Plat
- Preliminary Utility Plans
- Tree Survey
- Application Form
- Easement Agreements if any
- Certificate or Letter of Property Ownership?
- Non-refundable Check
- Certificate of Paid Taxes
- Letters of Certification

"4. A Land Study may be submitted for review concurrently with a preliminary plat application" (pg366)

An approved Land Study shall be valid for a period of 5 years



**City of Cibolo** 

Planning Department 201 Loop 539 W/P.O. Box 826 Cibolo, TX 78108

Phone: (210) 658 - 9900

### UNIVERSAL APPLICATION - LAND STUDY/MIXED USE PLAN

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Name:	Neill Subdivision					
Total Acres:	67.589 Survey Name: F. Garcia Survey No. 231 Abstract No.					141
Project Locat	ion (address):	Schmoekel Rd			•	
Current Zoning:	OCL		Overlav:	None 🗌 Old Town	FM 78	
Proposed Zoning:				1	— # of Units:	337
	oose One:	Single-Family	Multi-Family	 Commercia		Industrial
Thease en		] Other				industrial
Current Use:	Farming			Total Proposed	Square Footage:	
Proposed Use:		idential				(Commercial/Industrial only)
-						(,
Applicant Infor		KB Homes Lone Star Inc.				
Property Owner		burg Road, Suite 100			Citru	San Antonia
	Texas	Zip Code: 78229		Dhanay	210-301-2815	San Antonio
	jtownsley@kbho	_ '		Fax:		
		: LJA Engineering		FdX:		
	prization required					
Address:	9830 Colonnade E	Boulevard, Suite 300			City:	San Antonio
	Texas	Zip Code: 78230		Phone:	210-503-2700	
	ngower@lja.com			Fax:		
Representative:	Jason Townsley					
Address:	4800 Frederickst	ourg Road, Suite 100			-	San Antonio
	Texas	Zip Code: 78229		Phone:	210-301-2815	
Email:	jtownsley@kbho	me.com		Fax:		_
Authorization:	By signing this app	olication, you hereby grant Sta	ff access to your proper	ty to perform work related to yo	our application.	City of Cibolo Use Only
		Owner or Representative'	s Signature			Total Fees
		Typed / Printed Na	ame		-	Payment Method
State of						
County of						Submittal Date
Before me,				, on this day personally appeare	d	Accepted by
		Name of Notary Public				
	Name of si	igner(s)	, to be the persor	n(s) who is/are subscribed to the	2	Case Number
foregoing instrume	nt and acknowledge	e to me that he/she/they exec	uted the same for the p	urposes and consideration there	ein expressed.	
Given	under my hand an	d seal of office this	day of		1	
	Nota	ry Public Signature		(Notary Seal)		Page 1 of 3
						-



On behalf of the:

February 27, 2025

City of Cibolo Attn: Lindsey Walker 200 S. Main Street Cibolo, Texas 78108

Re: Land Study Review Neill Subdivision (LS-25-01)

Ms. Walker,

Colliers Engineering & Design has completed its review of the referenced Land Study and has the following comments:

#### <u>General Note</u> -

- 1. Please include as part of your resubmittal a comment response letter addressing all comments.
- 2. Please note that a TIA scoping meeting needs to be coordinated with the Planning Department prior to TIA submittal per UDC Section 20.3.2.B.5.

<u>Sheet 1.1</u>-

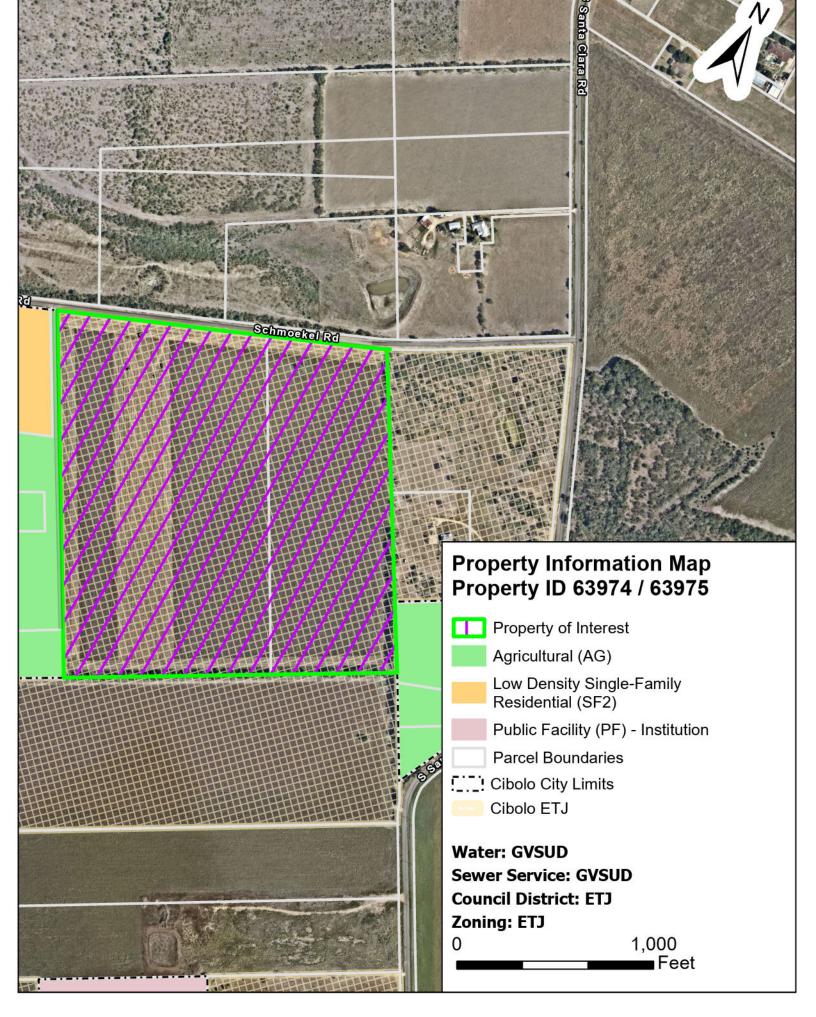
- 1. Provide an updated Engineering Report that reflects the proposed multi-family use.
- 2. Provide an updated Drainage Report that reflects the proposed multi-family use.
- 3. Provide zoning for the adjacent lots that are within the Cibolo city limits.
- 4. Provide a call out for all easements and provide recording information if available.
- 5. Add abbreviations PUE & IAE to legend.

Our review of the project does not relieve or release the Engineer of Record or Surveyor of Record from complying with any and all the requirements of the local, state, and federal rules and regulations or guidelines impacting this project. If you require additional information, please contact our office.

Sincerely,

Andy Carruth, P.E. Plan Reviewer for the City of Cibolo







**Planning and Zoning Commission Staff Report** 

#### F. Discussion/Action regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Discussion/Action Items Item: 9F.
From	

Lindsey Walker, Planner I

PLANNING & ZONING COMMISSION ACTION: Conduct 1<sup>st</sup> Public Hearing

Discussion/Action and Recommendation regarding the above referenced petition

#### **PROPERTY INFORMATION:**

Project Name:	ZC-25-01
Owners:	Daniel R and Dana L Cosner
Representatives:	Daniel R and Dana L Cosner
Location/Area:	248 W Borgfeld Road, 4.05 acres
Location:	South of the Grand at Cibolo
Council Place:	2
Future Land Use:	Neighborhood Commercial
Existing <u>Zoning</u> :	Low Density Single-Family Residential (SF-2)
Requested Zoning:	Neighborhood Commercial (C-1)
Proposed Use:	Commercial

#### FINDINGS:

The property owners of 248 West Borgfeld Road are requesting a zone change from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) to increase marketability and attract more prospective buyers when listing the property for sale.

The subject property is currently zoned Low Density Single-Family Residential (SF-2). To the west, an adjacent parcel is zoned Neighborhood Commercial (C-1). North of the property, across W Borgfeld Road, several parcels are also zoned Neighborhood Commercial (C-1). To the east, the property borders the Schneider Business Park, which is within the Light Industrial (I-1) zoning district. South of the property, within the Dobie Heights subdivision, are residential lots zoned as High Density Single-Family Residential (SF-6).

#### PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on February 23, 2025, and the City website. Individual letters were sent by mail to 11 property owners within 200 feet of the subject property. To date, Staff has received four (4) in favor and one (1) in opposition. Public hearings were scheduled to be held on March 12, 2025 (Planning & Zoning Commission) and on March 25, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the April 8, 2025, City Council meeting.

#### PLANNING & ZONING COMMISSION ACTION:

1. Recommend **Approval** to the Mayor and Council of the requested rezone of 4.05 acres of property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC. from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1). 2. Recommend Denial to the Mayor and Council of the requested rezone, with findings.

#### **STAFF ANALYSIS:**

Section 4.3.1.5 of the UDC provides direction to the Planning & Zoning Commission and City Council when considering a zoning map amendment (rezoning) by outlining the following criteria for approval:

## A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;

**STAFF FINDING:** The applicant's rezoning request was submitted and accepted on a designated submittal date. The submittal was deemed administratively complete, as it satisfied all requirements outlined in Section 4.3.1.1 of the UDC, which include:

- A. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- B. A copy of the deed, indicating ownership and authority to file the application;
- C. A legal description of the property, whether by Lot and Block, or by metes and bounds;
- D. The full required fee for processing the application; and
- E. A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.

#### B. The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;

**STAFF FINDING:** The City of Cibolo's Future Land Use Map (FLUM) was adopted as part of the 2024 Cibolo Tomorrow Comprehensive Plan on September 10, 2024, under Ordinance 1465. The FLUM is the community's visual guide for development decisions and includes the logical and orderly placement of PlaceTypes in the City and ETJ. It does not constitute zoning regulations or establish zoning district boundaries.

The property is designated as Neighborhood Commercial on the City's FLUM. According to the Comprehensive Plan, the character and intent of the Neighborhood Commercial PlaceType "primarily provides family-oriented services for the surrounding neighborhoods and city. They are generally located within walking distance of surrounding residential uses and neighborhoods. Business types include restaurants, local retail, medical offices, banks, and other retail and service uses." The primary land uses in Neighborhood Commercial consist of "Neighborhood Retail, Office" and secondary uses are "Civic and Institutional, Parks and Open Space."

Per Section 14.2.O.11 of the UDC, the intent of the Neighborhood Commercial (C-1) zoning district is "...to provide for a limited variety of commercial uses and services associated with neighborhood storefront retail, service, financial, and office activities which are compatible and designed in scale with surrounding residential area. The intent of this District is to provide convenient neighborhood access to commercial services, and minimize undesirable impacts such as noise, traffic, and odors through performance standards."

Based on this information, the proposed Neighborhood Commercial (C-1) zoning district aligns with the Neighborhood Commercial PlaceType in the FLUM and Comprehensive Plan.

## C. The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;

**STAFF FINDING:** Rezoning the subject property from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) aligns with the City's commitment to promoting public health, safety, and general welfare. West Borgfeld Road is a minor arterial street that is designed to accommodate higher traffic volumes, which makes it suitable for commercial development. Additionally, the proposed C-1 zoning district is consistent with the Neighborhood Commercial PlaceType designated on the FLUM. Given that the FLUM serves as the community's visual guide for development decisions, this rezoning request supports the safe and orderly growth of the City.

## D. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and

**STAFF FINDING:** The proposed Neighborhood Commercial (C-1) zoning district would be compatible with the character of the surrounding area. The subject property is surrounded by C-1 zoning to the west and north, across W Borgfeld Road; Light Industrial (I-1) zoning to the east; and High Density Single-Family Residential (SF-6) zoning to the south. Any commercial use within the C-1 zoning district would be required to maintain compatibility with adjacent residential areas and adhere to the minimum lot design standards outlined in Article 14 of the UDC.

Lot Area	Lot Width	Front	Rear	Side	Max Impervious	Maximum
LOLAICA		Setback	Setback	Setback	Coverage	Height
None	50'	20'	20'	10'	70%	35'

## E. The property to be rezoned is suitable for uses permitted by the District that would be applied by the proposed amendment.

**STAFF FINDING:** The commercial uses permitted by right and with a Conditional Use Permit (CUP) in the Neighborhood Commercial (C-1) zoning district are referenced in the table below per Section 13.2 of the UDC.

C-1 uses permitted by right	C-1 uses permitted with CUP
Administrative and Business Offices	Business Services
Artisan Sales	Business or Trade School
Artisan/Culinary Classes (Specialty	Farmers Market
Classes)	
Business Support Services	Fitness Studio/Health Spa
Consumer Repair Services	Local convenience Store (without fuel sales)
Financial Services	Local convenience Store (with fuel sales)
Food Sales; Grocery	Pet Services
General Retail Sales, Neighborhood Scale	Restaurant, Fast Food
Health Care Offices	Veterinary Services
Laundry Services, Laundry Mat	
Personal Services	
Professional Office	
Restaurant Convenience	
Restaurant, Neighborhood	

\*Subject to supplemental use regulations in Article 6 of the UDC.

The uses permitted in the proposed C-1 zoning district appear to be suitable for the property given its size (4.05 acres) and proximity to other commercial uses along West Borgfeld Road.

#### **Attachments**

Application Narrative Responses F1-F4 Response 0.1 Property Information Map



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### **City of Cibolo**

Planning Department 201 Loop 539 W/P.O. Box 826 Cibolo, TX 78108 Phone: (210) 658 - 9900

### **UNIVERSAL APPLICATION - ZONING CHANGE**

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Please use a separate application for each submittal.* Your application will not be accepted until the application is completed and required information provided.

Project Name:	Borgfeld Rd.	Rezoning						
Total Acres:	4	Survey Name: A	S Lewis				Abstract No.:	
Project Local	tion (address):	248 W. Borgfe	ld Rd, Ci	bolo, TX 7810	08	41.		
Current Zoning	: Single Family	Residential		Overlay	: 🔳 None	🗌 Old Town	🗌 FM 78	
Proposed Zoning	: Commercial			# of Lots:	1		# of Units:	
Please Ch	noose One:	Single-Family	Γ	Multi-Family	/	Commercial		Industrial
		] Other						
	Residential					Total Proposed S	quare Footage:	•
Proposed Use:	Commercial	and a state of the			and all the set of the set of the set	ana any sa ka 100 Milintera ya pang pang pang basa a	nia mandri anna a dha su an	(Commercial/Industrial only)
Applicant Infor	mation:							
Property Owner	r Name:	Daniel R & Da	ina L Cos	iner				
Address	: 248 W. Borgf	eld Rd					City:	Cibolo
State	: TX	Zip Code: 7	78108		-	Phone:	2105518061	
Email	; dana.cosner(	@gmail.com				Fax:		
	ifferent than Owner	):						
* Letter of Auth Address	orization required						City:	
State						Phone:		, <u> </u>
Email	· · · · · · · · · · · · · · · · · · ·					Fax:		
Representative	•							
Address							City:	
State		Zip Code:				Phone:		
Email	······································				-	Fax:		
Authorization:	By signing this ap	plication, you hereby	grant Staff ad	ccess to your prop	erty to perform	n work related to yo	ur application.	City of Cibolo
	<u> </u>		-	.0	0	,		Use Only
027	s ( 37	C.G.		Dana	lon_			
00000	11	Owner or Repre	sentative's Sig	Nana nature Dana (	2			Total Fees
DANZEL	COSNE		Printed Name	pana c	108 ner			Payment Method
	TEVA		rinteu Name					
State of	TEX A	<u>&gt;</u>						Submittal Date
County of	GUADA	LUPÉ						
Before me,	, <u> </u>	Dianne Name of Notary	carm	ena	_, on this day	personally appeared	l	Accepted by
NAU INDE	DANA	Name of Notary	Public		nn(a) wha is (a			
Damer C.T	Name of s			, to be the pers	on(s) who is/a	re subscribed to the		Case Number
foregoing instrume	nt and acknowledge	e to me that he/she/t		d the same for the	purposes and	consideration there	in expressed.	
Giver	n under my hand an	d seal of office this _	25	day of	JANU	utry.	. 2025	
	anie	, Clirm	216		(ARY PUS	DIANNE CARMEN		
		rv Public Signature	- ,1			lotary ID #107851 y Comារារទេវិសារ Exp		Page 1 of 2
				7 🤄	OF THE	May 9, 2027	6	

February 10, 2025

Natalie Santos Planning Technician 201 W. Loop 539 Cibolo, TX 78108

RE: Narrative for Rezoning Application for 248 W. Borgfeld Rd, Cibolo, TX 78108

Dear Ms. Santos:

We are writing to formally request the rezoning of our property located at 248 W. Borgfeld Road, Cibolo, TX 78108, from its current Residential designation to Neighborhood Commercial.

The properties along Borgfeld Road, including the property immediately adjacent to ours, have all been rezoned and designated as Neighborhood Commercial. In addition, the City of Cibolo's Future Land Use Map identifies our property as part of the planned Neighborhood Commercial district in the future.

Given the surrounding commercial development and the city's long-term land use plan, we believe this rezoning aligns with the city's goals and would be consistent with the existing neighborhood character. We are seeking to place our property on the market and would like to offer it as Neighborhood Commercial, which we believe will be more attractive to prospective buyers and offer greater opportunities for development, in line with the city's growth and planning objectives.

Should you require any additional documentation or information to process this request, please do not hesitate to contact us. We are happy to assist in any way to facilitate this rezoning application.

Thank you for your attention to this matter. We look forward to your response.

Sincerely,

plana los

Dana Cosner 248 W. Borgfeld Rd. Cibolo, TX 78108 (210) 551-8061



### Notice of Zoning Petition



February 18, 2025

Dear Property Owner,

In accordance with the Texas Local Government Code and the City of Cibolo Unified Development Code, you are receiving this official Notice of Zoning Petition.

#### This notice does not directly pertain to your property.

The purpose of this letter is to make you aware of a possible zoning change near your property and provide you an opportunity to voice your opinion about the zoning change. Your opinion matters.

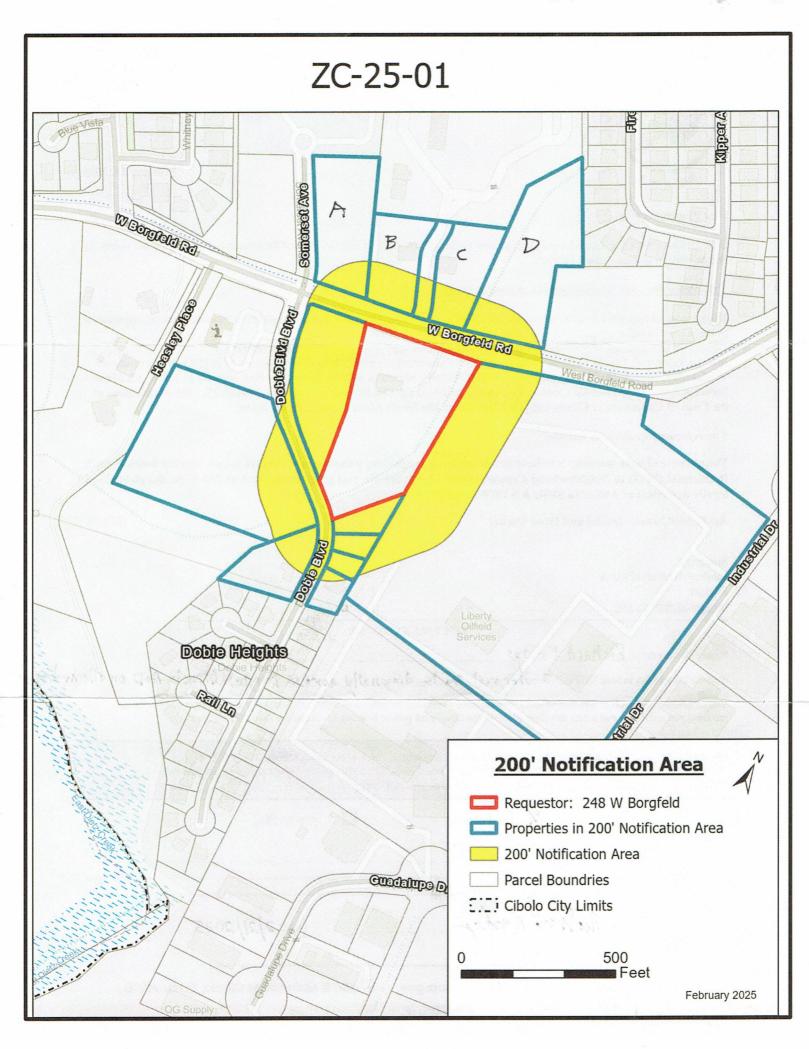
In accordance with Cibolo Code of Ordinances, the Cibolo Planning and Zoning Commission will hold a public hearing on Wednesday, March 12, 2025 at 6:30 p.m. at the Council Chambers of the Cibolo City Hall located at 200 South Main Street, Cibolo, Texas, and the Cibolo City Council will hold a public hearing on Tuesday, March 25, 2025 at 6:30 p.m. at the Council Chambers at Cibolo City Hall located at 200 South Main Street, Cibolo, Texas.

The rezone proposal is as follows:

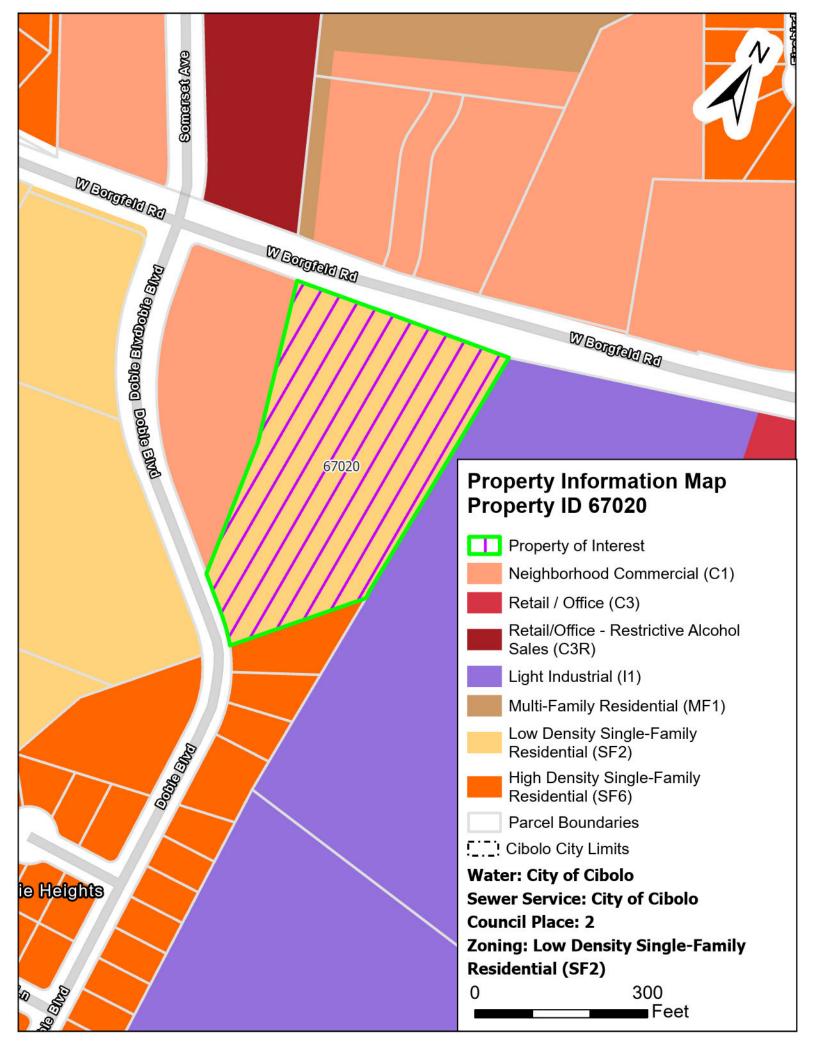
The purpose of both meetings is to hear public testimony regarding a change in zoning from Low Density Single-Family Residential (SF-2) to Neighborhood Commercial (C-1) for certain real property located at 248 West Borgfeld Road, legally described as ABS: 216 SUR: A S LEWIS 4.0500 AC.

Applicant/Owner: Daniel and Dana Cosner

Sincerely, Lindsey Walker, CNU-A Planner <u>lwalker@cibolotx.gov</u>
REPLY NOTICE (ZC-25-01)
Name (please print): <u>Richard Kardys</u>
Address (In relation to Map Exhibit): 2 outer nost tracts diagonally acress Borge & (Tracts ArD on attached drag)
You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form <b>prior to the scheduled public hearing</b> by one of the following options:
US MAIL:City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108IN PERSON:City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)EMAIL:Take a photo or scan it to planning@cibolotx.gov
Comments:
a Are A
Signature: New Kindy Date: 2/21/2025
📞 (210) 658-9900 🌐 www.cibolotx.gov 💡 200 S. Main Street Cibolo, Texas 78108



REPLY NOTICE (ZC-25-01) Name (please print): <u>SHIPLett</u> , <u>JOSEPH</u> Address (In relation to Map Exhibit): <u>JOG Doble Blod</u> . <u>Cubolo</u> You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form <b>prior to the scheduled public hearing</b> by one of the following options:
US MAIL:City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108IN PERSON:City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)EMAIL:Take a photo or scan it to planning@cibolotx.gov
Comments:
Signature: Date: Fab. 22, 25
📞 (210) 658-9900   @ www.cibolotx.gov 💡 200 S. Main Street Cibolo, Texas 78108





**Planning and Zoning Commission Staff Report** 

G. Discussion/Action regarding a request for a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Discussion/Action Items Item: 9G.
From	

Lindsey Walker, Planner I

PLANNING & ZONING COMMISSION ACTION: Conduct 1<sup>st</sup> Public Hearing

Discussion/Action and Recommendation regarding the above referenced petition

#### **PROPERTY INFORMATION:**

Project Name:	ZC-25-02
Owners:	SAMDEE Management, LLC
Representative:	Alex and Tiesha Hartman
Location/Area:	Dobie Blvd, 5.205 acres
Location:	South of the intersection of Borgfeld Rd and Dobie Blvd
Council Place:	2
Future Land Use:	Estate Residential
Existing <u>Zoning</u> :	Low Density Single-Family Residential (SF-2)
<b>Requested Zoning:</b>	Community Retail/Service (C-2)
Proposed Use:	Gym and Multi-Tenant Commercial

#### FINDINGS:

A zoning request is specifically about land use, not the future engineering of the land itself, and should meet criteria per UDC <u>Article 4.3.1.5</u>. Decisions regarding future engineering of the land occur with the platting process, where the property's design is known. The property is currently located within the Low Density Single-Family Residential (SF-2) zoning district. The subject property is surrounded to the north and west by properties also within the SF-2 zoning district. South is the Dobie Heights residential subdivision, zoned High Density Single-Family residential (SF-6). West of the property, across Dobie Boulevard, are residential properties zoned Neighborhood Commercial (C-1) and SF-2. Further west is Cibolo's Industrial district, Schneider Business Park. The applicant intends to build a 12,000-15,000 square foot building, allocating about 8,000 square feet to a gym and the remaining square footage to multi-tenant offices and businesses.

#### PUBLIC NOTICE:

Notice was published within the local newspaper (Seguin Gazette) on February 23, 2025, and the City Website. Individual letters were sent by mail to 18 property owners within 200' of the site. To date, Staff has received one (1) in favor of and two (2) in opposition. Public Hearings were scheduled on March 12, 2025 (Planning & Zoning Commission) and on March 25, 2025 (City Council). Approval/Disapproval of the zoning ordinance is tentatively scheduled for the April 8, 2025, City Council meeting.

- 1. Recommend **Approval** to the Mayor and Council of the requested rezone of 5.205 acres of property located at Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050, from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2).
- 2. Recommend **Denial** to the Mayor and Council of the requested rezone, with findings.

#### STAFF ANALYSIS:

#### Unified Development Code (UDC) Section 4.3.1.5 - Zoning Map Amendment Process Approval Criteria

In determining whether to approve, approve with modifications, or disapprove a proposed amendment, the Planning & Zoning and City Council shall consider the following: (*for reference*, <u>UDC</u> and <u>Comprehensive/Master Plan</u>)

# A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action;

UDC Section 4.3.1.1 (Submittal Requirements) of the UDC states "an application for Zoning Map Amendment shall be deemed complete when the applicant or agent has provided on or before the application submittal date prescribed by the City Planner or designee":

- a. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- b. A letter or application form, signed by the property owner(s), stating the current and requested zoning classifications;
- c. A copy of the current deed, indicating ownership and authority to file the application;
- d. A legal description of the property, whether by Lot and Block, or by metes and bounds;
- e. The full required fee for processing the application; and
- f. A list of property owners within two hundred (200) feet of the property for which the change in district boundary is proposed.

**STAFF FINDING:** The application meets the submittal requirements.

#### B. The Zoning Map Amendment is consistent with the City's adopted Comprehensive Master Plan;

PlaceType: Estate Residential (pg. 40)

Land Use Considerations:

- Primary Land Uses: Single-Family Detached Homes, Cluster Development, Parks and Open Space
- Secondary Land Uses: Civic and Institutional
- Indicators and Assumptions: Lot size (range) 1/2 to 2 acres
- Example Locations:
  - Single-Family Detached Homes: Persimmon Drive (south of Green Valley Road)
  - Cluster Development: Spring Mesa in Arvada, CO

**STAFF FINDING:** The proposed zone change and uses are contrary to the designated PlaceType suggested on the Future Land Use Map. It is important to note that the Comprehensive Plan and FLUM serve as guidelines for development within the City.

# C. The Zoning Map Amendment promotes the health, safety, or general welfare of the city and the safe and orderly development of the City;

PlaceType: Estate Residential (pg. 40)

Character and Intent: Predominantly single-family housing on large lots located throughout the community. Residential uses are oriented with the front of the home facing the street and typically in a subdivision layout with access to some utilities. These kinds of lots may include farm and livestock uses. Cluster development, which involves the conservation of shared open space, natural areas, and scenic views, in exchange for smaller lot sizes, may be an alternative approach in certain circumstances.

**STAFF FINDING:** The Zoning Map Amendment will not promote the health, safety, or general welfare of the city and the safe and orderly development of the City as it conflicts with the character and intent of the PlaceType suggested for this property by the Comprehensive Plan.

# D. The Zoning Map Amendment is compatible with the present zoning and conforming uses of nearby property and the character of the neighborhood; and

#### UDC Section 14.2.O.12. Community Retail/Service

a. Intent – The Community Retail/Service District is established to reinforce and reinvigorate downtown Cibolo's historical traditions and monuments. Town Center preserves the character, pedestrian scale, and architecture of the area surrounding Main Street by providing a limited range of business; creating a central, mixed-use destination environment for local: storefront retail, restaurants, lodging, family entertainment and evening entertainment venues including but not limited to live music, dance halls and bars.

b. Permitted uses - a mix of retail, office, entertainment and civic.

c. Specific uses – subject to Site Plan approval, office, retail and service uses which are compatible and designed in scale with Old Town Cibolo and a Town Center.

	Lat Width	Front	Rear	Side	Max Impervious	Maximum
Lot Area Lot Width		Setback	Setback	Setback	Coverage	Height
None	70'	15'	15'	15'	70%	45'

**STAFF FINDING:** The lot complies with the minimum lot design requirements for the proposed C-2 zoning district. Further configuration of the proposed development will be determined during the review of the Site Plan.

# E. The property to be rezoned is suitable for uses permitted by the district that would be applied by the proposed amendment.

UDC Section 13.2 Commercial Uses allowed by right and with a Conditional Use Permit (CUP).

C-2 uses allowed by right	C-2 allowed with CUP
Administrative and Business Offices	Adult/Community Group Home
Artisan Sales	Amusement Center
Artisan/ Culinary Classes (Specialty Classes)	Automotive Service Station *
Assembly	Business or Trade School
Clinic	Business Support Services
Club or Lodge	College and University Facilities
Consumer Repair Services	Commercial Off-street Parking
Cultural Services	Community Treatment Facility *
Day Care Services (Group)	Concrete/Asphalt Batching Plant (Temporary)
Financial Services	Convalescent Services

Food Sales; Grocery	Day Care Services (Family) *
General Retail Sales, Neighborhood Scale	Food Truck, Park
Health Care Offices	Group Care Facility
Laundry Services: Dry Cleaning	Hospital Services
Life Care Services *	Hotel-Motel
Local Utility Services	Indoor Entertainment
Personal Services	Indoor Sports and Recreation
Postal Facilities	Liquor Store **
Professional Office	Local Convenience Store (With Fuel Sales)
Restaurant, Convenience	Local Convenience Store (Without Fuel Sales)
Restaurant, Neighborhood	Nursery School
Safety Services	Park and Recreation Services
Administrative Services	Primary Educational Facilities
Bar/Micro Brewery **	Research and Development Services
Business Services	Restaurant, Fast Food
Farmers Market	Secondary Educational Facilities
Fitness Studio/ Health Spa	Service Station *
Food Truck, Ancillary	Transitional Homes, Rehabilitation Centers and Halfway Houses *
Outdoor Sports and Recreation (Light)	Transportation Terminal
Pet Services	Warehousing and Distribution
Veterinary Services	a.) Convenience Storage
*Subject to supplemental use regulations of	

\*Subject to supplemental use regulations of UDC Article 6.

**STAFF FINDING**: The proposed Fitness Studio/ Health Spa and Administrative and Business Offices uses are suitable for the proposed zoning district and the existing surrounding districts.

#### **Attachments**

Application & Narrative Response F.1 Response 0.1 Response 0.2 Property Information Map

TEXAS	City of Cibolo Planning Department 201 Loop 539 W/P.O. Box & Cibolo, TX 78108 Phone: (210) 658 - 990	326
Please fill out this form completely, supplyir application for each submittal. Your applic	ARSALASPHICATION SZONING CHA ng all necessary information and documentation to suppo cation will not be accepted until the application is comple	NG For the second secon
Project Name: <u>0 Dobie P</u> Total Acres: <u>5.205</u> Survey Nam Project Location (address): 0 Dobi	31vd Hartman Burn Boot ne: Lot 2 Gibolo Kingdom Hall & BIVG Gibolo TX 98108	Abstract No.: V7 pg 716 DPRGCTX
Current Zoning: SF2 Proposed Zoning: C2 Please Choose One: Single-Fam Other		FM 78 # of Units: Industrial
Current Use: VACANT JANA Proposed Use: <u>UM PACILITY</u>	Tike minded switcs for small t	quare Footage: <u>15,000 Sqf+</u> - MSSES (Commercial/Industrial only)
Applicant Information: Property Owner Name: Sam Address: 22403 Or D Vi State: TX Zip Coo Email:	ero (+	city: Garden Ridge,
	n@ gmail. com Fex. man. net Alex Hartman & Tilsha St. Ste 115 de: <u>78108</u> Phone: rtwan.net Fax:	city: <u>Cibolo</u> 2109131304 <u>Tlesha</u> 2108425703 Alex <u>Hartman</u> city: <u>Cibolo</u> 2108425703
Alex Haitman Owner or Alex Haitman Ty State of TEXAS County of <u>Fluadalupe</u> Before me, <u>Christina</u> Name of AITX Havtman & Tiesha H Name of signer(s)		Use Only Total Fees Payment Method Submittal Date Accepted by Case Number Case Number Page 1 of 2
		WITZIA WINNIN

To whom it may concern, RE: rezoning request of 0 Dobie Blvd, Cibolo Tx 78108 from SF2-C2.

In November 2022, I joined Burn Boot Camp-Cibolo Creek as a member...just looking to focus on myself for 45 minutes a day. Our oldest daughter, the first to leave our home after graduating Samuel Clemens H.S., arrived at MCRD-San Diego, going through boot camp for the USMC...My heart was grieving and I wanted to challenge myself and do hard things in unison with her. Within 5 months of becoming a member, the founding franchise partner shared that they were looking to pass the torch or they would have to close down... My husband and I drained our savings and became the new franchise partners in September, 2023. Our vision for Burn Boot Camp-Cibolo Creek has always been to grow the membership and move it to a permanent location in Cibolo; to inspire, empower and transform as many lives as we can, directly impacting families and our community. We are accomplishing that and have grown from around 250 members to over 400, and we are in need of a larger space to continue reaching more in our community. We have saved every penny of profit generated from Burn Boot Camp into a savings fund, knowing that in the right time, the right property would become available.

0 Dobie Blvd is just what we have been looking for. We love that it's not right off the main road, it provides a more quaint environment for our members and staff. Most of our members live in our community...0 Dobie Blvd is closer to their homes and they are excited about the future plans of moving there.

Our vision is to build a 12,000-15,000 sq ft bldg., at least 8,000sqft for Burn Boot Camp-Cibolo Creek: large open gym space with storage, childwatch with both an indoor and outdoor space, smoothie bar, locker rooms with showers. Then 3-4 smaller business suites that will provide additional opportunities to other small business owners in the area...Our vision is a health and wellness collective...a tribe of like minded business...possibly a physical therapist, chiropractor, medi-spa, children's indoor play space, or a family friendly healthy lunch spot with activities for young children. We will always be a tenant of this building and will not rent any suites to the following industries: alcohol, tobacco, vape, cbd, tattoo, or adult entertainment of any kind.

Who are we? We are Alex and Tiesha Hartman, small business owners Alex Hartman State Farm and Fearfully and Wonderfully Made, located on N Main St. in Cibolo, residents of Cibolo that pour into our community any chance we have the opportunity...volunteering time at the Cibolo Senior Center and schools, supporting our educators and school district...we are always partnering with other entrepreneurs to bring innovative activities and events to our area. We love Cibolo, it is our home. The addition of Burn Boot Camp-Cibolo Creek to our Cibolo Community at the 0 Dobie Blvd. provides a health solution for our residents not currently available to them. This project, like our N Main will add value, revenue and jobs to our community.

We appreciate your time and welcome any questions regarding the rezoning of 0 Dobie Blvd from SF2 to C2.

ale Hartin

Alex and Tiesha Hartman

Hestithitua

February 13, 2025

City of Cibolo Planning Department 201 Loop 539 W/P.O. Box 826 Cibolo, TX 78108

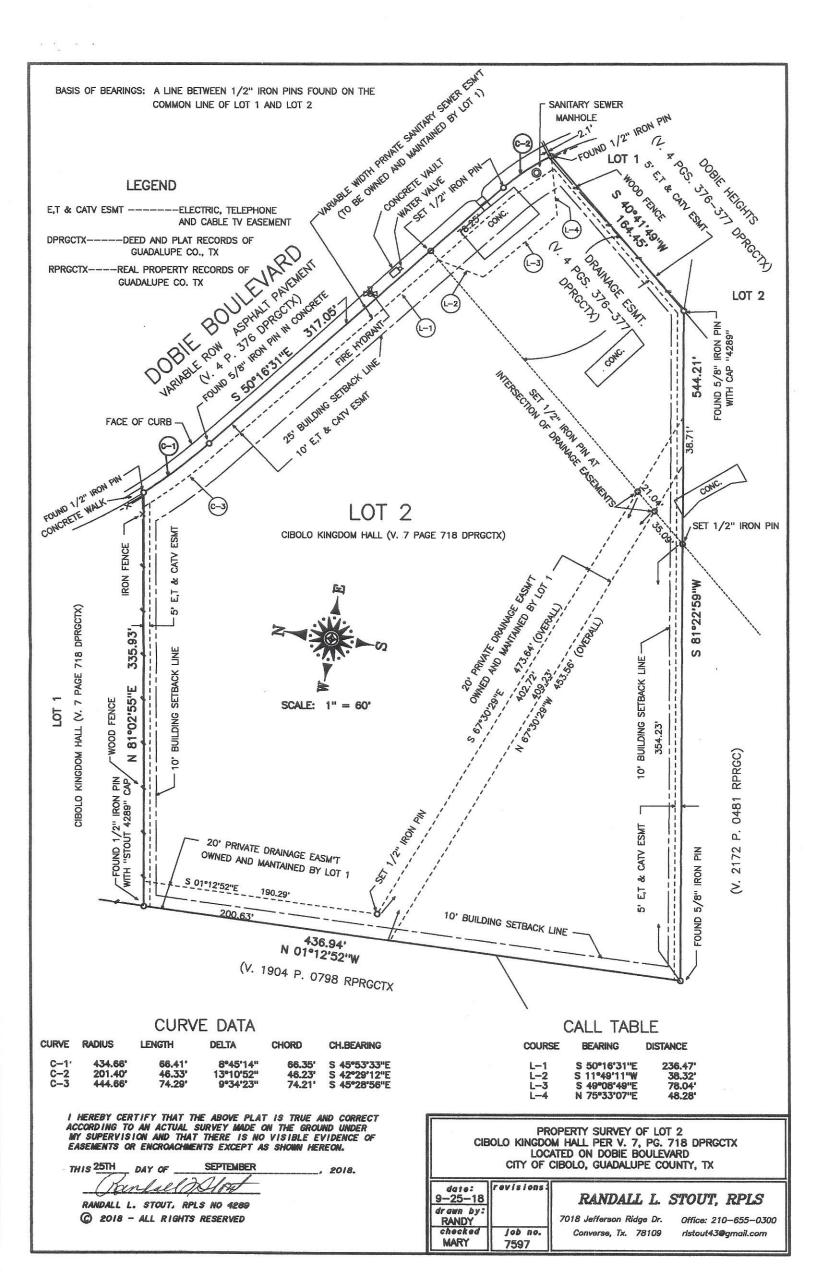
Re: 5.205 acres on Dobie Blvd Owners Authorization of Rezoning Application

City of Cibolo Planning Department,

SAMDEE Management LLC is the owner of the 5.205 acres located on Dobie Blvd, Cibolo, TX, and is in the process of selling this property to Alex and Tiesha Hartman. SAMDEE Management LLC authorizes Alex and Tiesha Hartman as the Agents/Representatives in the rezoning application for the rezoning use of the 5.205 acres on Dobie Blvd.

SAMDEE MANAGEMENT LLC dottoop verified 02/13/25 4:39 PM CST XDVX-NRI6-4WILE-TVLM

SAMDEE Management LLC





Notice of Zoning Petition



February 18, 2025

Dear Property Owner,

In accordance with the Texas Local Government Code and the City of Cibolo Unified Development Code, you are receiving this official Notice of Zoning Petition.

#### This notice does not directly pertain to your property.

The purpose of this letter is to make you aware of a possible zoning change near your property and provide you an opportunity to voice your opinion about the zoning change. Your opinion matters.

In accordance with Cibolo Code of Ordinances, the Cibolo Planning and Zoning Commission will hold a public hearing on Wednesday, March 12, 2025 at 6:30 p.m. at the Council Chambers of the Cibolo City Hall located at 200 South Main Street, Cibolo, Texas, and the Cibolo City Council will hold a public hearing on Tuesday, March 25, 2025 at 6:30 p.m. at the Council Chambers at Cibolo City Hall located at 200 South Main Street, Cibolo, Texas.

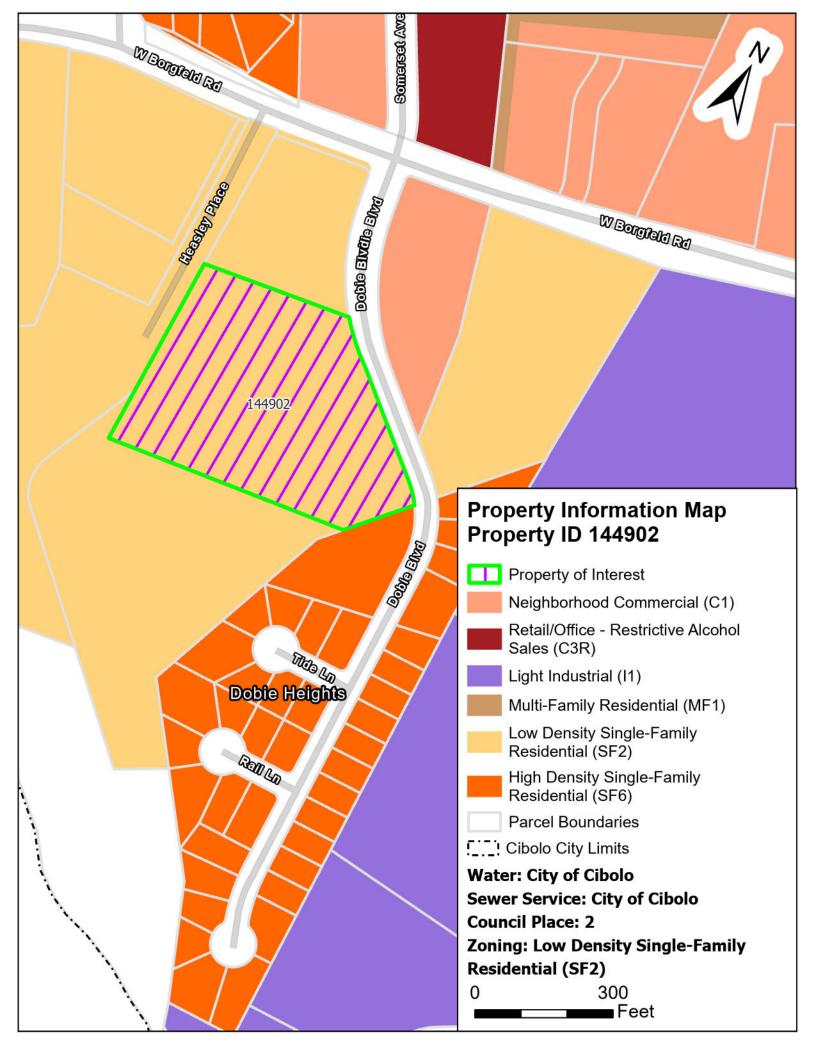
The rezone proposal is as follows:

The purpose of both meetings is to hear public testimony regarding a change in zoning from Low Density Single-Family Residential (SF-2) to Community Retail/Service (C-2) for certain real property located south of the intersection of West Borgfeld Road and Dobie Boulevard, legally described as CIBOLO KINGDOM HALL, LOT 2, ACRES 5.2050.

Applicant: Alex and Tiesha Hartman

Sincerely, Lindsey Walker, CNU-A Planner <u>lwalker@cibolotx.gov</u>
Name (please print): <u>headan Zvnker Gardner</u> Address (In relation to Map Exhibit): <u>101 Tibe Ln Cibolo</u> You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form <b>prior to the scheduled public hearing</b> by one of the following options:
US MAIL:City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108IN PERSON:City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)EMAIL:Take a photo or scan it to planning@cibolotx.gov
Comments:
Signature: Rench July Jadhen Date: 2-24-25
📞 (210) 658-9900 🛛 🔀 www.cibolotx.gov 🛛 💡 200 S. Main Street Cibolo, Texas 78108

Name (please print):       ↓ OLANDA       CASTIELLO         Address (In relation to Map Exhibit):       _ IOF       TIDE LANE       CIBOLO_TX         You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the scheduled public hearing by one of the following options:	REPLY NOTICE (ZC-25-02)	
You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form prior to the scheduled public hearing by one of the following options:         US MAIL:       City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108         IN PERSON:       City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)         Take a photo or scan it to planning@cibolotx.gov         Comments:         Signature:         You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the scheduled public hearing by one of the following options:	Name (please print): VOLANDA CASTIELLO	
You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the rezoning you must sign and return this form prior to the scheduled public hearing by one of the following options:         US MAIL:       City of Cibolo, Attn: Planning Department, 200 S Main Street, Cibolo, TX 78108         IN PERSON:       City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address)         Take a photo or scan it to planning@cibolotx.gov         Comments:         Signature:         You or your representatives may attend either or both public hearings. In order to officially register your support or opposition to the scheduled public hearing by one of the following options:	Address (In relation to Map Exhibit): 107 TIDE LANE CIBOLO, TX	
IN PERSON: EMAIL: City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this address) Take a photo or scan it to planning@cibolotx.gov Comments: Signature: Signature: MALAAAA KAStallo Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: Date: D	You or your representatives may attend either or both public hearings. In order to officially register your support or o	pposition to the
Comments: Signature: Holanda Castallo Date: 02/21/2025	IN PERSON: City Hall Annex: 201 W Loop 539, Cibolo, TX, 78108 (Mail NOT accepted at this add	lress)
📞 (210) 658-9900   @ www.cibolotx.gov 💡 200 S. Main Street Cibolo, Texas 78108	Signature: Holanda Castallo Date: 02/21/2	1025
	📞 (210) 658-9900 🛛 🌐 www.cibolotx.gov 🛛 💡 200 S. Main Street Cibolo, Te	exas 78108





**Planning and Zoning Commission Staff Report** 

## H. Discussion/Action regarding a Unified Development Code (UDC) amendment to Article 20, to update the Performance, Maintenance, and Warranty Bond requirements.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Discussion/Action Items Item: 9H.
From	
Rick Vasquez, Director of Economic Development and Planning	

#### **PRIOR CITY COUNCIL ACTION:**

N/A

#### **BACKGROUND:**

N/A

#### **STAFF RECOMMENDATION:**

N/A

#### **FINANCIAL IMPACT:**

N/A

#### MOTION(S):

N/A

**Attachments** 

UDC Amendment - Maintenance Bond Ordinance.pdf

# DRAFT

#### AN ORDINANCE

AN ORDINANCE AMENDING CITY OF CIBOLO 2024 UNIFIED DEVELOPMENT CODE, SECTION 20.3.11 PUBLIC IMPROVEMENTS ACCEPTANCE/WARRANTY REQUIRED, C. PERFORMACE AND MAINTENANCE BONDS TO CLARIFY AND STREAMLINE REQUIREMENTS; PROVIDING FOR MAINTENANCE BOND REQUIREMENTS AND PROCEDURES; PROVIDING FOR SEVERABILITY, REPEAL, SAVINGS, PUBLICATION, AND CODIFICATION; DECLARING ADOPTION IN COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds the City of Cibolo, Texas (the "City") is a home-rule municipality with the authority to enact laws to protect the public, health, and safety of residents and visitors to the City; and

**WHEREAS,** the City Council finds that 2024 Unified Development Code (UDC) does not clearly outline policies and procedures to govern the administration of infrastructure maintenance bonds; and

**WHEREAS,** the City Council seeks to ensure the UDC sufficiently governs the procedure for private development to dedicate public infrastructure for acceptance by the City; and

**WHEREAS,** the City Council finds that the UDC does not presently outline clearly the regulations and procedures to administer public infrastructure maintenance bonds ; and

**WHEREAS,** the City Council finds it necessary and proper to amend the Unified Development Code to include provisions for the requirement for a maintenance bond, redemption of a maintenance bond, release of a maintenance bond, and increasing maintenance period from (18) eighteen to (24) twenty-four months; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CIBOLO, TEXAS:

**SECTION 1. Incorporating Recitals.** The City Council approves the recitals hereto and incorporates them herein as findings of fact as if recited verbatim.

**SECTION 2. Amendments.** The 2024 Unified Development Code of the City of Cibolo is hereby amended by amending 2024 UNIFIED DEVELOPMENT CODE, SECTION 20.3.11 Public Improvements Acceptance/Warranty Required, C. Performance and Maintenance Bonds, to provide as set forth in **Attachment A** attached hereto.

**SECTION 3. Severability.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be unconstitutional or illegal by final judgment of a court of competent authority, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and ordained all the remaining portions of this Ordinance without the inclusion of such portion or portions found to be unconstitutional or invalid.

**SECTION 4. Repeal.** All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the City, or parts thereof, the terms and provisions of this Ordinance shall govern.

**SECTION 5. Savings.** All rights and remedies of the City are expressly saved as to any and all violations of the provisions of any ordinances which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 6. Publication and Codification.** The City shall publish this Ordinance in the newspaper designated as the official newspaper of the City twice as required by Section 3.13(3) of the City Charter. This Ordinance will be codified in the Cibolo Code in the next appropriate update.

**SECTION 7. Open Meeting Compliance.** The City Council finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

**SECTION 8. Penalty.** It shall be unlawful for any person to violate any provision of this Ordinance. Any person who violates, or any person who causes or allows another person to violate, any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than Two Hundred Dollars (\$200.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day in which any violation of this Ordinance occurs shall constitute a separate offense.

**SECTION 9. Effective Date.** This Ordinance will become effective upon the required newspaper publication.

PASSED, APPROVED, AND ADOPTED on this \_\_\_\_\_ day of March 2025.

Mark Allen, Mayor

ATTEST:

**APPROVED AS TO FORM:** 

Peggy Cimics, TRMC City Secretary Hyde Kelley LLP City Attorney

#### ATTACHMENT "A"

#### Section 20.3.11 Public Improvements Acceptance/Warranty Required

**A**. It is expressly understood that as a condition to the approval of said subdivision, no Building Permits will be issued until all public infrastructure is installed and other improvements required by this UDC is accepted for the subdivision in which said lot is contained except as specified in this section.

#### **B. Inspection and Acceptance of Public Improvements**

1. Inspection

Construction inspection shall be supervised by the City of Cibolo Construction Inspector or appointed City staff members. Construction shall be in accordance with the approved construction plans. Any significant change in design required during construction shall be made by the applicant's engineer and shall be subject to approval by the City Engineer. The applicant's engineer shall complete a preliminary inspection of the development or the unit of the development being presented for preliminary acceptance prior to requesting a preliminary acceptance inspection by the City Engineer and City staff. The applicant's engineer shall submit a signed and sealed letter to the City Engineer stating that the development or the unit of the development being presented for preliminary acceptance is complete in accordance with the approved construction plans and all known deficiencies ("punch list" items) have been corrected. If the Construction Inspector or City staff finds upon conducting the preliminary inspection walk-through that any of the required public improvements have not been constructed properly and in accordance with the approved construction plans, the property owner shall be responsible for completing and/or correcting said public improvements prior to the applicant's engineer's requesting a second preliminary acceptance walkthrough. A fee shall be charged for each additional requested preliminary walk-through as described in the City of Cibolo Fee Ordinance.

#### 2. Acceptance of Public Improvements

#### a. Preliminary Acceptance (Part I)

i. When the City Engineer determines that public improvements have been installed in compliance with the approved construction plans, the developer may petition the City for preliminary acceptance of public improvements by completing Part I of the "Developer Petition for Acceptance of Public Improvements" shown in this UDC and forwarding it to the City in three (3) copies with required supporting documents as specified in the "Developer Petition for Preliminary Acceptance of Public Improvements."

ii. After recommendation(s) by the City Engineer, the City shall accept or reject the petition for preliminary acceptance of public improvements and said acceptance or rejection shall be final. The City may provide for conditional acceptance of public improvements provided that the applicant guarantees that all materials and workmanship are to be in accordance with the approved plans and specifications prescribed by the City and to correct any and all deficiencies not in accordance with approved plans and specifications as may be noted until final acceptance by the City in accordance with Final Acceptance as specified below.

iii. Each public improvement shall be tabulated and quantified into terms of lineal road length, lineal sidewalk length, lineal water line length (per diameter of water line), lineal sanitary sewer line length (per diameter of sanitary sewer line), lineal drainage channel lengths, acreage of storm water pond acreage, and the like, as well as the valuation for each public improvement.

iv. In conjunction with the submittal of the Preliminary Acceptance instrument, the applicant shall submit the following:

- Two (2) hard copies of the following items: construction plans approved by the City
- Engineer, As-Built construction plans certified by a registered P.E., field density and
- material source tests by a recognized testing laboratory and a geotechnical report;
- **DVD** <u>a digital</u> and complete log of the televised sewer line inspections completed after the mandrel, vacuum and pressure tests;
- Acceptance letters from all utility providers;
- Itemized Construction Cost report;
- Pre-walk Punch list (provided by project Engineer);

Copy of recoded Final Plat;

- Image: Maintenance Bond per UDC Article 20.6; and
- 2 A <del>DVD</del> <u>digital</u> with AutoCAD and PDF's of all items on the above list.
- b. Final Acceptance (Part II)

i. After 18 months from the date of preliminary acceptance in accordance with Part I, or when 90% of the buildable lots within the development or the unit of the development being presented for final acceptance have been developed, whichever point in time occurs last, the developer may petition the City for final acceptance of public improvements by completing Part II of the "Developer Petition for Acceptance of Public Improvements" as shown in this UDC and providing three (3) copies of the form to the City. ii. Upon the submission of a complete petition with all the required information and attachments specified in this UDC, the Construction Inspector or appointed City staff members, in conjunction with the City Engineer, shall perform final acceptance inspections to determine that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure.

iii. When the City Engineer determines that the owner has maintained the public improvements in good condition and has corrected any and all deficiencies specified in the Preliminary Acceptance procedure or any other deficiencies having arisen from the effective date of the Cibolo Unified Development Code acceptance of the petition for preliminary acceptance, the petition shall be forwarded to the Planning and Engineering Director for final acceptance of the public improvements. The effect of approval of a petition for final acceptance of public improvements by the City shall be the assumption of the responsibility for maintenance of the public improvements by the City.

iv. A warranty Period of <del>eighteen (18</del>) <u>twenty-four</u> months is to be maintained for public improvements

Final Acceptance per the developer/owner unless otherwise modified per City Engineer.

i. In the event required plans and/or specifications have not been complied with during either Phase I or Phase II of the public infrastructure inspection and acceptance processes, the City Engineer will so inform the developer in writing listing each discrepancy requiring correction.

A copy of said notice to the developer shall be forwarded to the Planning and Engineering Director;

ii. When all listed discrepancies have been corrected, the owner shall request reinspection by after the City Engineer and Construction Inspector. The developer shall pay all re-inspection costs prior to acceptance;

 iii. When inspection or re-inspection determines that all plans and specifications have been complied with, the City Engineer shall complete the final acceptance certificate shall forward three (3) copies with supporting information to the Planning and Engineering Director for consideration for approval.

d. An affidavit from the applicant stating that to the best of their information and belief, the contractor(s) has complied with the regulations contained in this Article.

e. Prior to Final Acceptance of any public improvements, "As Built" plans shall be submitted to the City.

#### C. Performance Bond, <del>Maintenance Bond, Warranty</del> and Maintenance Bonds<del>., and</del> Preliminary/Final Acceptance Forms

1. In Section 20.6 of this UDC are the forms for Performance, Maintenance and Warranty Maintenance Bonds and Preliminary and Final Acceptance instruments submitted for all public improvements.

2. For each of these instruments, the developer shall submit three (3) original signature copies. Upon execution of each instrument, the owner/developer will receive an original executed copy.

3. Performance and Maintenance Maintenance and Warranty Bonds may only be released by an affirmative action on the part of the City Engineer and/or Planning and Engineering Director.

4. The developer or owner shall covenant to warranty the required public improvements for a period of 18 months in the case of Preliminary Acceptance and Final Acceptance following acceptance by the City of all required public improvements and shall provide a maintenance bond in the amount of twenty-five (25%) percent, with a minimum amount of \$25,000, of the costs of the improvements for such period. All improvements located within an easement or right-of-way shall be bonded

3. A Maintenance Bond is required to ensure streets, street signs, underground utilities, required drainage structures and all other construction are maintained to the satisfaction of the City for a certain period of time after Public Improvements have been constructed.

A maintenance bond shall be executed by a surety company authorized to do business in the State of Texas and made payable to the City.

Maintenance Bond Amount – The Maintenance Bond shall be equal to twenty (20) percent of the estimated cost of streets, street signs, utilities, drainage structures and all other subdivision public infrastructure.

<u>Periodic Inspections – Periodic inspection of streets, street signs, utilities, drainage</u> <u>structures and all other subdivision public infrastructure, for which the maintenance bond</u> <u>is held will be made by the City Engineer during the period of liability covered by the</u> <u>maintenance bond</u>.

**City Redemption of Maintenance Bond** – In the event any or all of the streets, street signs, utilities, drainage structures and all other subdivision public infrastructure are not maintained in a good state of repair, the owner will be so advised in writing, and, if after a

reasonable time, he or she failed or refused to repair said items, the maintenance and repair of public improvements shall be completed by the City using the Maintenance Bond provided.

#### **Request for Maintenance Bond Release**

<u>The developer may request the release of the maintenance bond two (2) years from the</u> <u>date the City Engineer issues a Letter of Final Acceptance.</u>

The developer who posted the original Maintenance Bond shall submit a written request to the City Engineer to release the maintenance bond.

<u>The request shall include a copy of the Letter of Final Acceptance and a set of record</u> <u>drawings).</u>

The City Engineer will be responsible for authorizing release of the maintenance bond.

Release of the maintenance bond shall depend on the condition of Public Improvements during the Two-Year Maintenance Inspection

#### **Two-Year Maintenance Inspection**

Two (2) years from the date that the Maintenance Bond became effective, a two (2) year maintenance inspection shall be performed by the City Engineer to ensure all of the streets, street signs, underground utilities, required drainage structures and all other construction have been maintained to City specifications and are in a good state of repair.

If the two (2) year maintenance inspection finds that all improvements are completed, in good repair, and in conformance with City standards, the City Engineer shall issue authorization to release the maintenance bond; or,

If the two (2) year maintenance inspection finds that all or some of the Public Improvements fail to comply with the City's standards and specifications, the City shall have the authority to enforce the Maintenance Bond or financial surety posted by the developer to ensure Public Improvements are maintained or brought up to the City's standards.



**Planning and Zoning Commission Staff Report** 

## I. Discussion/Action regarding the appointment of one (1) P&Z member to serve on the Capital Improvements Advisory Committee (CIAC) for a 3-Year Term.

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	Discussion/Action Items Item: 91.
From	
Eron Spencer, Assistant Planning Director	

#### PRIOR CITY COUNCIL ACTION:

- December 8, 2020... City Council adopted Ordinance 1323 concerning the establishment of a seven (7) member Capital Improvements Advisory Committee (CIAC), which would participate in the update to the City's impact fees in 2021.
- September 14, 2021... City Council adopted Ordinance 1348 which updated the water, wastewater, drainage, and roadway impact fees based on the Cibolo Impact Fee Program Update study.
- January 14, 2025... City Council gave direction to City staff to re-establish the CIAC under Ordinance 1323 to assist with the update to the City's impact fees in 2025.
- January 14, 2025... City Council approved a contract under the master Services Agreement with Freese and Nichols, Inc., for an update to the City's Water, Wastewater, Roadway, and Drainage Impact Fees. This is the same firm that updated the impact fees in 2021.

#### **BACKGROUND:**

The City Council needs to appoint members to the CIAC as the terms of the previously appointed members have expired. This agenda item is intended to assist the appointment process and facilitate City Council's selection of CIAC members.

The City will be initiating an update to its Impact Fee Program in 2025, including the Land Use Assumptions, Capital Improvements Plan, Impact Fee Service Area boundaries, and Impact Fees. The Capital Improvements Advisory Committee will begin meeting on a monthly basis in 2025 as part of the update to the Impact Fee Program and will continue to meet beyond the update on a regular basis to comply with State law requirements. The City's consultant, Freese and Nichols, will provide training to the members of the CIAC as part of the project.

State law requires the establishment of Capital Improvements Advisory Committee, as follows:

- The Advisory Committee is composed of not less than five members who shall be appointed by a majority vote of the governing body of the political subdivision.
- Not less than 40 percent of the membership of the Advisory Committee must be representatives of the real estate, development, or building industries who are not employees or officials of a political subdivision or governmental entity.
- If the impact fee is to be applied in the extraterritorial jurisdiction of the political subdivision, the membership must include a representative from that area.

On January 14, 2025, City Council directed City staff to move forward with re-establishing the seven (7) member Capital Improvements Advisory Committee based on Ordinance 1323. The CIAC membership is to be comprised as follows:

- One (1) member from the Planning and Zoning Commission
- One (1) member from the Economic Development Corporation Board

- One (1) member from the Extraterritorial Jurisdiction
- Four (4) members that have "special knowledge, skills, or information that the Council may deem to be beneficial to this Committee"

Members are appointed to serve three (3) year terms. To be compliant with the State law requiring at least 40% of the members being representatives of the real estate, development, or building industries, Cibolo's CIAC must have a minimum of three members with experience in one or more of these three fields.

#### PLANNING AND ZONING COMMISION ACTION:

The Planning and Zoning Commission may give direction in the form of a motion or statement. The formal action would be to appoint a P&Z member to serve a three-year term on the CIAC and attend the monthly meetings in 2025.



#### **Planning and Zoning Commission Staff Report**

#### A. Staff Update

Meeting	Agenda Group
Wednesday, March 12, 2025, 6:30 PM	UDC, CIP, Master Plan and Staff Updates Item: 10A.
From	
Eron Spencer, Assistant Planning Director	

#### **PRIOR CITY COUNCIL ACTION:**

N/A

#### **BACKGROUND:**

N/A

#### **STAFF RECOMMENDATION:**

N/A

#### **FINANCIAL IMPACT:**

N/A

#### MOTION(S):

N/A

Attachments

<u>03-12-25 Staff Update.pdf</u> <u>Development Projects Update - 2025-02.pdf</u>

### Planning Department - Staff Update

March 12, 2025

#### Site Plans currently in review

Project	Description
504 Pfeil	Tattoo Studio
Cibolo Creek Center	Gas Station
506 N Main Street	Mixed Use
Borgfeld Plaza Retail	Retail

To follow permitted projects, visit our <u>website</u> for an interactive map on Current Development.

#### Site Plans recently approved

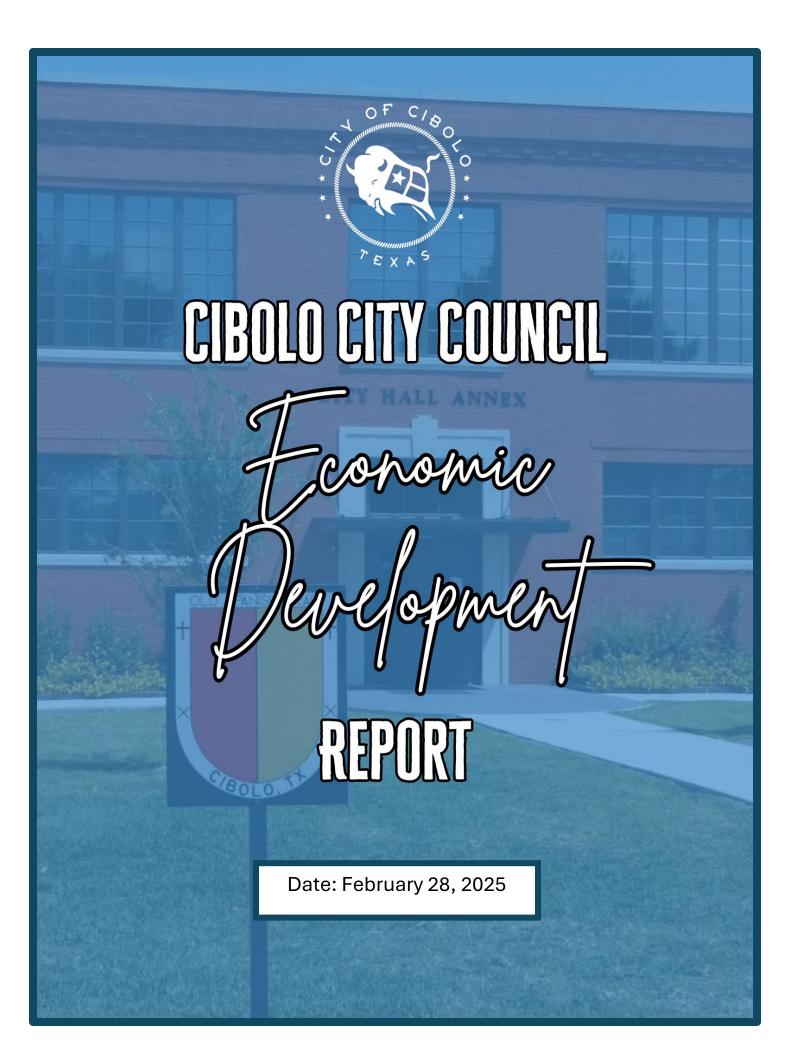
Project	Description
Sage Rentals	Equipment Rental Services

#### Plats currently in review

Project	Application Type
504 Pfeil Road	Minor Plat
Cibolo Crossing MF Amenity Center	Amending Plat
Cibolo Crossing Commercial Phase II	Amending Plat
Cibolo Farms Unit 3	Final Plat
Grace Valley Ranch Unit 3 Street Extension	Final Plat
Grace Valley Ranch Unit 3A	Final Plat
Grace Valley Ranch Unit 4A	Preliminary Plat

#### P&Z Recommendations/City Council Action

Agenda item	P&Z recommendation	date	City Council action	date
Steele Creek Land Study Amendment	Approval	1/8/2025	Extension requested to align with PIA	-
Noble Group Replat	Approval	2/12/25	Approved	2/25/25
CUP for Local Convenience Store (with Fuel Sales) larger than 5,000 sq ft	Approval	2/12/25	TBD	3/11/25



# IN PLANNING REVIEW

CIBOLO CROSSING	<ul> <li>Dorado @ Cibolo Crossing (Amenity Center Amending Plat Application under review)</li> <li>Kids Academy (Awaiting Final Acceptance of Infrastructure)</li> <li>Olive Garden (Pre-Application, circling back with Planning staff in</li> </ul>	
6.6	January, aiming for site submittal in March)	
CIBOLO VALLEY DRIVE	<ul> <li>Andy's Frozen Custard (Site Plan Approved)</li> <li>Legacy Traditional School (Replat Approved)</li> </ul>	
DOWNTOWN/ OLD TOWN	<ul> <li>504 Pfeil Rd (Minor Plat on hold)</li> <li>The Shops at the Mill Expansion (Pre-Development Meeting held)</li> <li>506 N Main St (Site Plan in Review)</li> <li>Grooming Coop (Pre-Application)</li> </ul>	RTA
FM 1103	<ul> <li>Old Wiederstein Road Self-Storage CUP (In-Progress)</li> <li>Cibolo Creek Center CUP (Submitted)</li> <li>Pic N Pac Carwash (Site Plan Approved)</li> </ul>	
FM 78	Cibolo Small Animal Hospital (Site Plan in Review)	
OI-HI	<ul> <li>Sage Rentals (Site Plan in Review)</li> <li>Industrial Warehouses @ 465/Linne Rd &amp; IH-10 (Pre-Application)</li> <li>Data Center @ 1000 Bolton Rd (Pre-Application)</li> </ul>	
OTHER	Borgfeld Plaza Retail Center (Site Plan in Review)	

	<b>BUILDING PERMITS IN PROCESS</b>	
CIBOLO CROSSING	<ul> <li>Dorado @ Cibolo Crossing (MEP's Permit Application Submission on Hold by Builder– date TBD)</li> <li>Salata (Permitted)</li> </ul>	
CIBOLO VALLEY DRIVE	<ul> <li>Crepeccino (Permitted)</li> <li>Crust Pizza (Under Review)</li> <li>Luxxe Salon Suites (Permitted)</li> </ul>	
DOWNTOWN/ OLD TOWN		
FM 1103	<ul> <li>QT – Location #1 at FM 1103 &amp; Old Wiederstein Road (Permitted)</li> <li>Turning Stone Retail (Permitted)</li> </ul>	
FM 78		
IH-10		
OTHER	• Signature Plating (Inspection Completed, pending site approval)	

# NOW OPEN / C OF O ISSUED

H. Cal	CIBOLO CROSSING		
	CIBOLO VALLEY DRIVE	<ul> <li>Whataburger (Now Open)</li> <li>Dutch Bros Coffee (Now Open)</li> <li>Bentwood Oaks Medical Center (Now Open)</li> </ul>	
THE REPORT OF	DOWNTOWN/ OLD TOWN	• East Coast Phades (CofO issued 2.10.25)	
	FM 1103	• 9Round (CofO issued 2.6.25)	
	FM 78		A A
	OI-HI		
	OTHER		