

# Comal County Fairgrounds & Multi-Purpose Facilities

## Master Plan 2023





May 6, 2023

To the Comal County Fair Family and Friends,

On behalf of thinkSMART planning, inc., Priefert Complex Designs, and HMT Engineering & Surveying, thank you to those who have entrusted our planning consultant team in assisting you in taking the first steps of this important project. Our Team has enjoyed guiding this master planning process for the citizens of Comal County.

Special thanks to the Master Plan (MP) committee members for representing their diverse user groups. Our Team has strived to fulfill your groups' visions in the planning of this multipurpose campus that will play a central role in the lives of Comal County citizens for many years to come. It has been an honor and pleasure to work with this group, as this vision progresses, our team stands ready to assist.

Respectfully submitted,

*Molly Smith, thinkSMART planning, inc.*

*Glen Calvert, Priefert Complex Designs*

*Chris Van Heerde, HMT Engineering & Surveying*



## ACKNOWLEDGEMENTS

### PROJECT USER GROUPS

*Comal County Fair Association*  
*Comal County Jr. Livestock Association*  
*Comal Independent School District*  
*New Braunfels Independent School District*  
*Comal County*  
*City of New Braunfels/ Economic Development Corporation*

### MASTER PLAN COMMITTEE MEMBERS

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### PLANNING CONSULTANT TEAM

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*Priefert Complex Designs*  
*HMT Engineering & Surveying*  
*Norris Designs*

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# PROJECT DESCRIPTION

## Background

The Comal County Fair began in 1893 and is still held today, making it one of the oldest county fairs in Texas. It comes to life every September, with all the traditional entries of needlework, pies, cookies, grain, art, cattle, sheep, and swine, as well as the popular carnival, agriculture mechanics show, rodeo, and dances.

The site operates year-round to accommodate the wide variety of community uses and is frequently operated at capacity. The site utilities and drainage need extensive updating and repair. The current fairgrounds facilities have aged beyond their useful lifespan, are outdated, too small, non-code compliant, and do not meet current safety standards or the user groups' needs.

## User Groups/ Events

Among user groups that use the facilities year-round, and the events sponsored by each group are:

### Comal County Fair Association

The Comal County Fair Association (CCFA) leases the current fair site from the City of New Braunfels (CoNB). Per the CCFA Lease Agreement, the CoNB will lease the land until September 2059 with an additional option period to extend to October 2084.

The CCFA sponsors the Comal County Fair/Parade, the Rodeo Queen Pageant, Barbecue Cookoff, the Annual Rodeo and Corral, Livestock Shows, Commercial Exhibits, Association Meetings, and other events by community groups such as school dances and community meetings.

### Comal County Jr Livestock Show Association

*The mission of the Comal County Jr. Livestock Show Association (CCJLSA) is to promote the agricultural life by providing the youth of Comal County with a venue to show and sell their livestock projects. Through this experience the young people develop life skills: responsibility, competition, financial management and life-long commitment to family and friends.*

The CC Jr. Livestock Show Association sponsors the area students by supporting Future Farmers of America & 4H,

conducting Livestock Shows, CCJLSA Meetings (local and regional), Agriculture Mechanic Shows, and Prospect Shows. The Association raises funds through Silent Auction and Casino Nights.

### Comal Independent School District (CISD)/ New Braunfels Independent School District (NBISD)

*The mission of Career and Technical Education (CTE) is to bridge the gap between high school and postsecondary plans. CTE programs include career skills training that helps students become ready for college or work.*

CISD and NBISD career and technical departments teach Agribusiness, Animal Science, Applied Agricultural Engineering, Food Science and Technology, and Plant Science. Additionally, the districts utilize the facilities for FFA & 4H, and as a graduation venue.

### Comal County (CC) and the City of New Braunfels/ Economic Development Corporation (NBEDC)

Comal County and NBEDC utilize the facilities by renting out the multiuse facilities for local events, providing a community emergency relief and refuge center, by supporting community

events, and as a generator of Community Economic Opportunities such as Festivals, Car Rallies and Shows, Monster Truck Pulls, and other events.

## User Group Site Utilization

The user groups have similar needs for events and, as such, utilize the facilities assets at differing times of the year. Below is a chart of the facility uses by user group.

	CCFA	CCJLS	CCISD	NBISD	CC	CoNB/NBEDC
INDOOR MULTIUSE FACILITY	●	●	●	●	●	●
RODEO ARENA	●	●	●	●	●	●
FARM HERITAGE BLDG		●	●	●	●	
LIVESTOCK ARENA	●	●	●	●		
ON-SITE DRAINAGE	●	●	●	●		●
ON-SITE PARKING	●	●	●	●		●
AG MECH PAVILLION	●	●	●			
FAIRGROUNDS	●				●	●
IMPROVED UTILITIES	●	●				●
WALKING ACCESS	●	●				●
OUTDOOR DANCE AREA	●	●				
RIVER WALK					●	●
BIKING/HIKING TRAILS						●
FESTIVAL GROUNDS						●
FOOD VENDING	●					



## Project Description

A group of civic and community leaders (assisted by the leadership of the CoNB and CC) are investigating the reconstruction of the fair ground on existing property.

The new fairgrounds would provide a dynamic set of facilities to be utilized by the fair, individuals, and businesses alike for a wide range of educational, social, and recreational purposes throughout the year. The intent of the proposed project is to enhance the local economy by attracting show promoters, companies, and individuals. The proposed project will enhance the quality of life by providing a venue to improve existing events, and to attract events not previously held in the region.

The master plan described herein outlines the site and facilities improvements planned for the current Comal County Fairground & Rodeo site. The existing site is quite limited in size and available area. The small size limits the size of facilities and the expanse of parking that can be provided.

It is anticipated that all facilities on site, except for the Heritage Barn, and a Pole Barn on the western edge of the site, will be

demolished and replaced with new facilities, landscape improvements, and parking areas.

The project will include several adaptable buildings, including a multipurpose arena building, a multi-use exhibition hall with a fully equipped livestock building, a concession building with restrooms, bar and food areas, a repurposed and updated Heritage Building as well as plenty of parking and platz (plaza) areas throughout the site. Off-site parking for events with large attendance numbers will require an off-site parking agreement or a Special District established for the site to address the need to supplement the on-site parking. The CCFA may want to add a parking structure in the future to address the parking shortfall.

### New Buildings/ Site Areas

The following new facilities have been planned to replace the current facilities on site:

#### **Multi-Use Exhibition Hall/Administration**

- Located just off the Platz, the Exhibition Hall and Livestock Show area will be housed in a 96,000 square foot, pre-engineered metal building.

- Administrative offices, meeting rooms, restrooms, a concession stand, warehouse storage, and 13,000 square foot of banquet space will be contained within the Exhibition Hall. This space can host up to 850 people with tables or up to 1,500 with chairs aligned in rows.
- Ground supported air handlers will condition the Exhibition Building.
- The exterior walls of the pre-engineered metal building are planned to receive economical and durable metal panels with appointments of stone. The building will be covered by a standing seam metal roof.
- Energy code-compliant insulation will form the exposed ceiling. This will provide a bright atmosphere and will improve the acoustics of the space.
- The flooring will be stained concrete, tile, and carpet tile interspersed throughout the exhibition building with a light broom finish in the livestock building. A metal liner panel may be considered as the ceiling of the facility. Ceilings in the exhibitions space will be a combination of suspended acoustical tile and exposed structure.
- The Livestock Building will large enough to allow for two 30'x70' arenas, 144 cattle tie stalls, 320 sheep and hog

pens, rabbit pens, administration facilities, wash bays, and restrooms.

- Areas have been planned to host Agricultural Mechanics' (a career and technical program at local schools) exhibits during the county fair.
- Natural ventilation and high-volume, low-speed fans will facilitate airflow throughout the building. Exhaust fans will be used to force heat from the space.
- Wash bays are planned for the Livestock Building. Heated water will be available for the wash bays and infrared gas heat will be used to isolate heat in the wash bay areas.
- A livestock loading area will be located on the west side of the building.
- Flexible seating arrangements will be facilitated using portable bleachers.
- The facility will be designed as an A-4 Occupancy in compliance with the International Building Code.
- Parking for attendees will be located just adjacent to the facility. **(Figure 4)**

#### **Multi-Use Arena**

- The Arena will be housed in a 140,000 square foot pre-engineered metal building, large enough to allow for a full-



scale rodeo arena, concession stands, vendor areas, administration facilities, restrooms, and storage.

- The Arena will be designed with multi-use in mind so that it can be transformed to host a multitude of other event types including rodeos, livestock shows, concerts, tractor pulls, etc.
- Administration areas, conference rooms, concessions, and restrooms are planned for the facility.
- The walls of the pre-engineered metal building are planned to receive economical and durable metal panel with accents of stone and wood.
- The building will be covered by a standing seam metal roof.
- Energy code-compliant insulation will form the exposed ceiling. This will provide a bright atmosphere and will improve the acoustics of the space.
- Areas of public access will be floored with lightly textured concrete. Areas designated for livestock and equestrian access will be specially prescribed dirt, suitable for equestrian events or rodeo. The dirt floor can be hardened by water and compaction to make this space available for non-livestock events.
- Covered pens for roping cattle and an additional warm up arena will be built on the north end of the building.

- Seating for events will total over 5,000: containing grandstand seats, box seats, and VIP seats. All seats are planned to be individual fold-down chairs.
- The Arena will be enclosed with large fans to supplement the air conditioning system.
- Restrooms will be sized to meet the standard for a building occupancy of 5,000 people (2,500 men and 2,500 women). The restrooms will be of masonry construction to allow for maximum durability and sanitation.
- The facility will be designed as an A-4 Occupancy in compliance with the International Building Code.
- Lighting will be provided with the use of LED (light emitting diode) lights throughout. A minimum light intensity of sixty (60) foot-candles will be required.
- As outdoor music is currently not allowed in this R-2 zoned district, the allowance of outdoor music and design standards to eliminate noise pollution will need to be incorporated into the development standards for the Special District for this site.
- Public and participant parking with accessible spaces will be provided near the Exhibition and Livestock buildings.

***(Figure 5)***

### **Dance Floor and Covered Stage**

- The Dance Floor/ Entertainment Pavilion may be housed in a 2,400 square foot open-sided pre-engineered metal building (see note above regarding outdoor music and Special District).
- A green room with private restrooms is planned to accommodate performers. These rooms will be air conditioned for year-round comfort.
- The floor of the Pavilion will be lightly textured concrete.
- The roof will be insulated to minimize convective heating. The insulation will be protected using a metal liner panel ceiling.
- A wireless public address system will be used for announcing. Sound systems for special events such as concerts are not planned for inclusion in this project. Such systems would be provided by the user of the facility (see note above regarding outdoor music and Special District).
- Lighting will be provided with the use of LED (light emitting diode) lights throughout.
- The Pavilion will be positioned so that noise from concert events will be directed towards the river side of the site instead of into nearby neighborhoods (see note above regarding outdoor music and Special District.).

### **Pop-Up Event Plaza**

- This outdoor plaza area will accommodate outdoor events such as Market Days, BBQ's, Chili Tasting, etc.

### **Restrooms Bar/ Food (Das Bar Und Food)**

- The 5,000 square foot bar and food building will contain men's and women's restrooms, a concession area to serve food, as well as an attached bar.
- The building will be strategically located on the site so that it can serve any major event taking place.
- The walls of the pre-engineered metal building are planned to receive economical and durable metal panel.
- Energy code-compliant insulation will form the exposed ceiling.
- The building will be covered by a standing seam metal roof.
- The floor will be lightly textured concrete.
- The insulation will be protected by a metal liner panel ceiling.
- Each area will be air-conditioned to keep the building comfortable at all times of the year.
- Lighting will be provided with the use of LED (light emitting diode) lights throughout.
- The facility will be designed as an A-4 Occupancy in compliance with the International Building Code.



### **Parking/Carnival**

- The site for the fair/carnival will be moved to the eastern side of the site bordering Common Street. The area will be used for parking or other events at other times of the year, and will need to be paved, striped, and landscaped per city zoning ordinance.
- Appropriate power will need to be distributed for use by the Carnival operators during Carnival days.

### **Fairground Platz (Plaza)**

- A pedestrian plaza connecting the Arena and Exhibition Hall will accommodate food vendors and concessions and serve as a safe pedestrian connection between the two areas.

### **Repurposed Buildings**

The Comal County Fairgrounds & Multipurpose Facilities site does not fall within any of the designated City of New Braunfels Historic Districts or other historic overlays, and it is unclear whether the following buildings may be eligible for local historic landmark designation. It is suggested that the structures proposed for demolition be submitted to the City Historic Preservation Officer for the purpose of determining whether the buildings, object, site or structure may have historical, cultural,

architectural, or archaeological significance. If deemed to be potentially eligible for historic landmark designation the HPO is required to provide the information to the Historic Landmark Commission for a determination. The following buildings are existing on-site and will be repurposed if possible:

#### **Heritage Barnyard**

The existing Heritage Barn will be revitalized with minor upgrades so that it remains an integral part of the visitor experience.

This building will receive minor electrical upgrades and modifications to improve its accessibility and increase its usability.

A Heritage Barnyard will be added to provide a farm experience for private events and for fair attendees.

#### **Incinerator Building**

The existing incinerator building will be repurposed to form a gathering area for campers' small groups. The roof structure will remain intact, but the roof will be removed, providing an open-air venue. Concrete floors will be removed and repaired to form a flat surface. Electrical upgrades to lighting and power will help this venue support nighttime events. To prevent future

accidents, the smokestack will be strategically dismantled. Brick taken from smokestack can be reused around the site to form other needed features, like planting beds, benches, or wayfinding monuments.

## Landscape Design

The landscape improvements at Comal County Fairgrounds will enhance the overall site, the sense of place within New Braunfels, and complement the proposed buildings. Most of the vegetation will consist of native and water conserving plant material.

The site's interior shall have landscape medians of native plant material, street trees that provide shade of the main vehicular and pedestrian corridors, enhanced planting at key visual areas, and limited sod. A portion of the plant material that is feasible shall be irrigated through reclaimed water utilizing two catchment tanks on-site to capture storm water from the large roofs of the two main buildings.

The irrigation system will be underground with full coverage to all trees, shrubs, perennials, ornamental grasses, and turf areas. All healthy and desirable existing trees shall be preserved and mulched per arborist recommendation.

## Parking

Parking areas shall meet all city code minimums and be planted with species tolerant to high pedestrian traffic. Perimeter gravel parking areas will be buffered with canopy trees and native seed. The landscape buffer along Common and Grant Avenue shall meet all minimum city code requirements and have a 6' ornamental metal fence.

The flexible layout of parking allows for participants, staff, RV/trailer, and visitor parking to be easily directed, managed, and maintained for effective parking and safe and efficient event functions. The parking layout is designed for maximum efficiency and flexibility for user groups. The improvements promote a manageable, beautiful, and effective multi-use space for the community, participants, visitors, and staff for a full range of events.

## Site Amenities and Finishes

High traffic areas such as building entries, the Fairgrounds Platz, and maintenance accesses shall be primarily hardscape, and enhanced in key areas to delineate circulation and use.

The Heritage Building and Dance Hall will have split rail fencing to define the space, with decomposed granite in high use areas and sod in passive activity and key pedestrian event areas.

String/Bistro lighting is proposed along with two gateway features as bookends to the Fairground Platz.

Additional new signage or redesigned City Approved sign is proposed at the main entry along with improved wayfinding signage to ensure safety and delineation of site-specific elements, walkways, parking, new buildings, and user group areas.

Limestone slabs are proposed to delineate plaza/pedestrian areas from parking and vehicular circulation for safety, seating, and the ability to pass through without grade change, fencing or gates. The existing area for concerts and events will be enhanced. New site amenities will be implemented, including flagpoles, potential art features, benches, trash receptacles and bike racks.

A proposed site plan and two aerial views of the project may be found on the following pages. ***(Figures 1-3)***

## Budget Narrative

A budget for the site master plan has been calculated as a proposed cost per building or area. As the project may need to be phased, this budget allows CCFA/CCJLA to choose one or more areas to fund first.

The suggested site MP has been designed to allow for the operation of the Fair and Rodeo during the demolition and construction of other areas first. It is surmised that once the Multi-use Exhibition Hall/Administration is constructed, the existing administration, exhibit hall, and restrooms can be demolished.

The existing Arena may be demolished and replaced after the busiest Rodeo/Show season is over to make way for the new Arena, fairground area, and other parking and circulation elements. Site utilities must be addressed in Phase I of any of the projects to prepare the underground conditions for future construction.

The total project cost found on Page 16 (**Figure 6**) is calculated as follows:

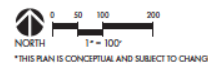
- Heritage Barn Renovation: \$115,551.98
- Multi-Use Exhibition Building and Administration: \$16,304,171.06
- Multi-Use Rodeo Arena: \$29,989,789.54
- Dance Floor/Stage Renovation: \$921,144.14
- Pop-Up Event Plaza: \$1,374,706.44
- Restrooms, Bar/Food: \$1,790,664.28
- Site Utilities – Civil: \$11,873,991.53
- Landscape, Softscape, Amenities, Site Lighting: \$3,353,934.59
- Incinerator, Site Lighting: \$268,080.58

**TOTAL PROJECT CONSTRUCTION COST:**  
**\$65,992,034.13**

**Figure 1: New Site Layout/ Aerial View**



**COMAL COUNTY FAIRGROUNDS | REVISED CONCEPTUAL MASTER PLAN**  
MARCH 2023



think **SMART** planning, inc.

**Priefert**  
COMPLEX DESIGNS

**NORRIS DESIGN**  
Planning | Landscape Architecture | Engineering



**Figure 2: Perspective Aerial View- Common St and Grant St**



\*THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE

**LEGEND**

- 1 HERITAGE BARNYARD**  
EXISTING HERITAGE BUILDING  
BARNYARD  
EVENT BOOKING SPACE  
MUSEUM
- 2 MULTI-USE EXHIBITION HALL**  
2 LIVESTOCK SHOW ARENAS  
320 SHEEP & HOG PENS  
WASHBAYS  
MAINTENANCE
- 3 ADMIN/EXHIBIT SPACE**  
ADMIN OFFICES  
CONFERENCE ROOMS  
STAGING/ DRESS/ HOSPITALITY  
KITCHEN  
STORAGE  
RESTROOMS
- 4 MULTI-USE ARENA**  
ARENA & THEATER SEATING  
RESTROOMS  
ENTRY & HOLDING AREA  
RESTROOMS  
VENDING & CONCESSIONS
- 5 DANCE FLOOR & STAGE**
- 6 POP-UP EVENT PLAZA**
- 7 RESTROOMS / BAR / FOOD**
- 8 PARKING / CARNIVAL**  
(~300 CARS)
- 9 FAIRGROUND PLATZ**  
VENDING & CONCESSIONS  
PEDESTRIAN PLAZA  
VERTICAL IDENTITY FEATURES
- 10 PARKING**  
(~400 CARS, 50 TRUCKS)
- 11 EXHIBITION SUPPORT PARKING**  
(~50 CARS)
- 12 EVENT SUPPORT PARKING**  
(~4 BUSES, ~50 CARS)
- 13 PARKING / FESTIVAL GROUNDS**  
(~350 CARS, ~100 TRAILERS/TRUCKS)
- 14 EXHIBITOR PARKING**  
(~30 TRAILERS/TRUCKS)
- 15 STAFF & AUXILIARY PARKING**  
(~250 CARS)



**COMAL COUNTY FAIRGROUNDS | VIEW 1**  
MARCH 2023

**thinkSMART** planning, inc.  
by a greenleaf company

**Priefert**  
COMPLEX DESIGNS

**NORRIS DESIGN**  
Planning | Landscape Architecture | Interiors



**Figure 3: Perspective Aerial View- E Camp St and Grant St**



**LEGEND**

- 1 HERITAGE BARNYARD**  
EXISTING HERITAGE BUILDING  
BARNYARD  
EVENT BOOKING SPACE  
MUSEUM
- 2 MULTI-USE EXHIBITION HALL**  
2 LIVESTOCK SHOW ARENAS  
320 SHEEP & HOG PENS  
WASHBAYS  
MAINTENANCE
- 3 ADMIN / EXHIBIT SPACE**  
ADMIN OFFICES  
CONFERENCE ROOMS  
STAGING / DRESS / HOSPITALITY  
KITCHEN  
STORAGE  
RESTROOMS
- 4 MULTI-USE ARENA**  
ARENA & THEATER SEATING  
RESTROOMS  
ENTRY & HOLDING AREA  
RESTROOMS  
VENDING & CONCESSIONS
- 5 DANCE FLOOR & STAGE**
- 6 POP-UP EVENT PLAZA**
- 7 RESTROOMS / BAR / FOOD**
- 8 PARKING / CARNIVAL**  
(~300 CARS)
- 9 FAIRGROUND PLAZA**  
VENDING & CONCESSIONS  
PEDESTRIAN PLAZA  
VERTICAL IDENTITY FEATURES
- 10 PARKING**  
(~400 CARS, 50 TRUCKS)
- 11 EXHIBITION SUPPORT PARKING**  
(~50 CARS)
- 12 EVENT SUPPORT PARKING**  
(~4 BUSES, ~50 CARS)
- 13 PARKING / FESTIVAL GROUNDS**  
(~350 CARS, ~100 TRAILERS/TRUCKS)
- 14 EXHIBITOR PARKING**  
(~30 TRAILERS/TRUCKS)
- 15 STAFF & AUXILIARY PARKING**  
(~250 CARS)

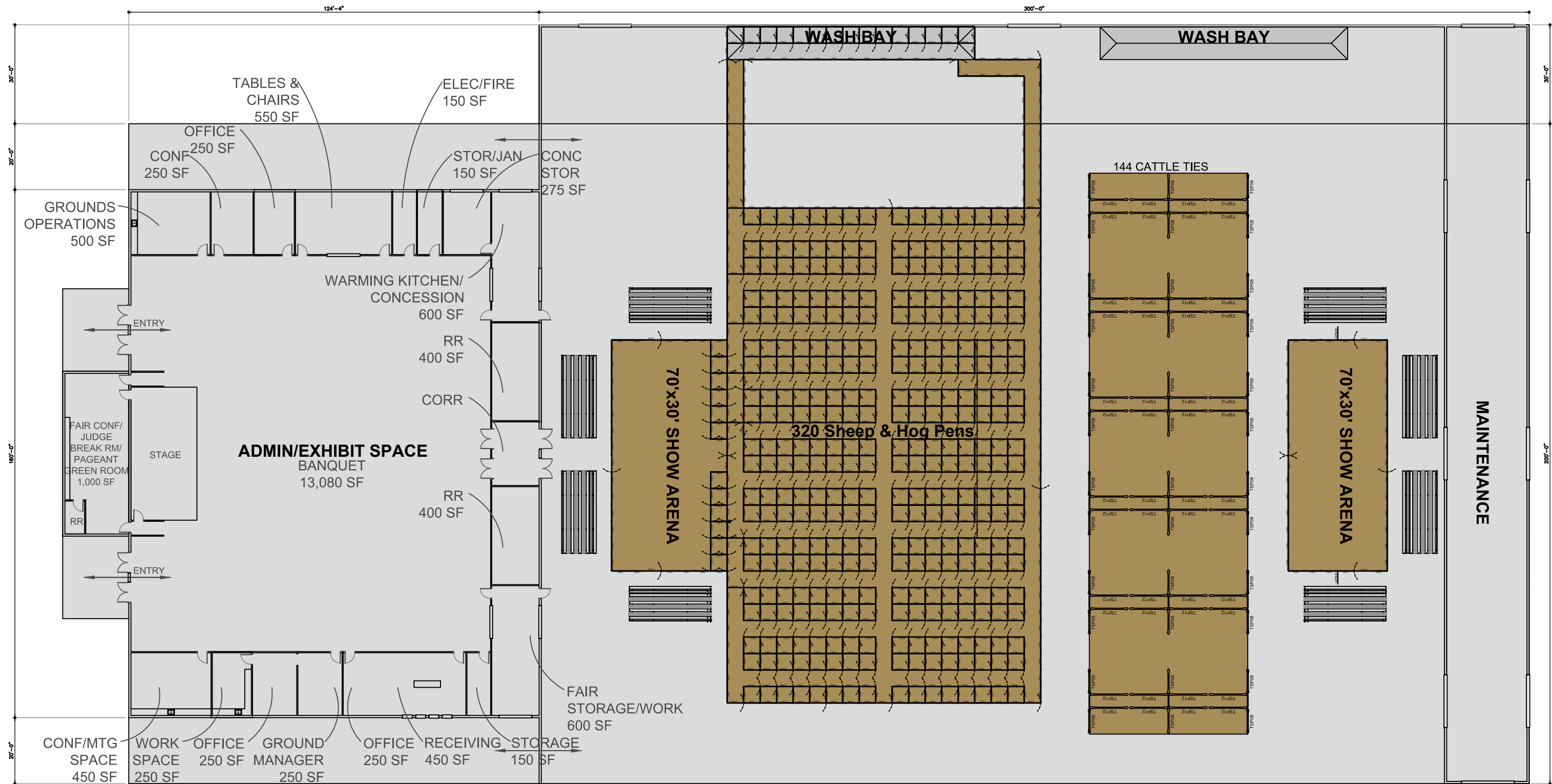
\*THIS PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE



**COMAL COUNTY FAIRGROUNDS | VIEW 2**  
MARCH 2023



Figure 4: Administration/Multiuse Exhibition Hall

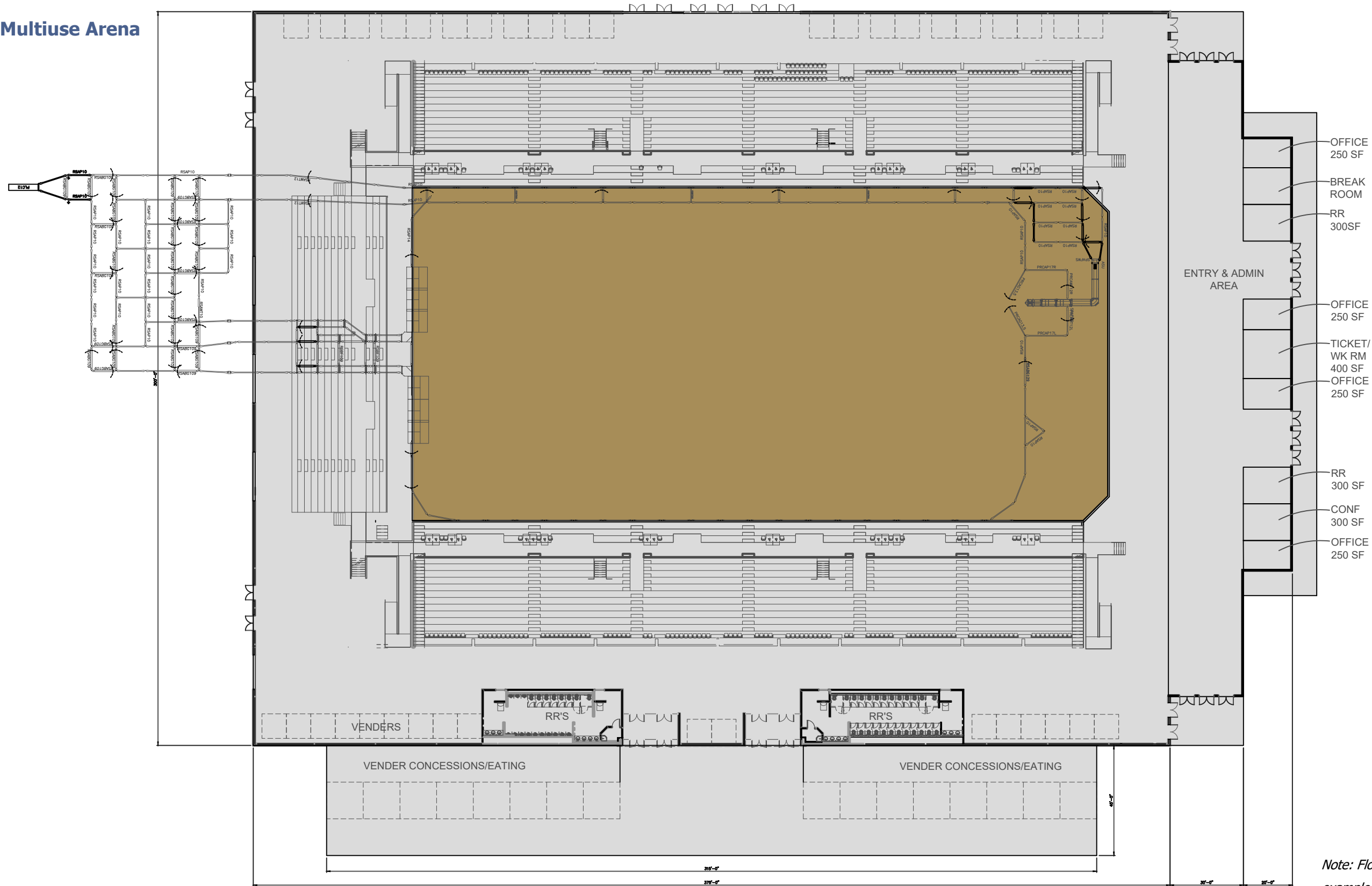


Plan is conceptual and subject to change. *Note: Floor plan shown as example only. Not for construction.*





Figure 5: Multiuse Arena



Plan is conceptual and subject to change.

Note: Floor plan shown as example only. Not for construction.



Figure 6: Proposed Total Project Construction Budget



March 16, 2023

CSI	DESCRIPTION	Area	#1 Heritage Barn	#2-#3 Multi-Use Exhibition w/Admin	#4 Multi-Use Rodeo Arena	#5 Dance Floor Stage w/Cover	#6 Pop-Up Event Plaza (open area)	#7 Restrooms Bar/Food	Utilities - Civil	Landscape, Softscape, Amenities, Site Lighting	Incinerator Site Lighting
			8,000 SF	110,000 SF	140,000 SF	23,202 SF (2,325 bldg)	29,280 SF	5,000 SF			
01	General Requirements (in general conditions below)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
02	Existing Conditions		\$ -	\$ 40,000	\$ 60,000	\$ 15,000	\$ 15,000	\$ 7,500	\$ -	\$ -	\$ 50,000
03	Concrete		\$ -	\$ 1,034,000	\$ 1,342,150	\$ 64,975	\$ 325,345	\$ 109,750	\$ -	\$ -	\$ 14,000
04	Masonry		\$ -	\$ 214,602	\$ 235,900	\$ 20,400	\$ -	\$ 124,800	\$ -	\$ -	\$ -
05	Metals		\$ -	\$ 239,200	\$ 78,400	\$ 276,600	\$ -	\$ 180,000	\$ -	\$ -	\$ 15,000
06	Wood, Plastics and Composites		\$ -	\$ 119,200	\$ 156,000	\$ 6,975	\$ -	\$ 10,000	\$ -	\$ -	\$ -
07	Thermal and Moisture Protection		\$ -	\$ 452,160	\$ 652,800	\$ 4,650	\$ -	\$ 10,000	\$ -	\$ -	\$ -
08	Openings		\$ -	\$ 197,500	\$ 293,300	\$ 15,000	\$ -	\$ 36,800	\$ -	\$ -	\$ -
09	Finishes (Interior)		\$ -	\$ 569,900	\$ 569,300	\$ 28,138	\$ -	\$ 105,700	\$ -	\$ -	\$ -
10	Specialties		\$ 75,000	\$ 42,000	\$ 84,000	\$ -	\$ -	\$ 42,000	\$ -	\$ -	\$ 19,000
11	Equipment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Furnishings		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Special Construction		\$ -	\$ 2,880,000	\$ 8,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14	Conveying		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21	Fire Suppression		\$ -	\$ 264,000	\$ 385,000	\$ 11,625	\$ -	\$ 25,000	\$ -	\$ -	\$ -
22	Plumbing		\$ -	\$ 423,700	\$ 727,200	\$ -	\$ 25,000	\$ 132,700	\$ -	\$ -	\$ -
23	HVAC		\$ -	\$ 633,500	\$ 2,452,000	\$ -	\$ -	\$ 170,000	\$ -	\$ -	\$ -
26	Electrical		\$ -	\$ 2,315,000	\$ 2,523,000	\$ 87,475	\$ 381,720	\$ 133,000	\$ -	\$ -	\$ -
27	Communications		\$ -	\$ 438,000	\$ 570,000	\$ 31,975	\$ -	\$ 7,500	\$ -	\$ -	\$ 53,000
28	Electronic Safety and Security		\$ -	\$ 144,000	\$ 210,000	\$ 9,300	\$ -	\$ 20,000	\$ -	\$ -	\$ 3,000
31	Earthwork		\$ -	\$ 441,600	\$ 486,080	\$ 10,764	\$ 130,200	\$ 22,496	\$ 903,606	\$ -	\$ 20,000
32	Exterior Improvements		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,260,375	\$ 2,176,900	\$ -
33	Utilities		\$ -	\$ 134,000	\$ 40,000	\$ 15,000	\$ 15,000	\$ 25,000	\$ 2,542,935	\$ -	\$ -
<b>Subtotal Construction</b>			\$ 75,000	\$ 10,582,362	\$ 19,465,130	\$ 597,877	\$ 892,265	\$ 1,162,246	\$ 7,706,916	\$ 2,176,900	\$ 174,000
	Estimated Design Contingency / Market	10.00%	\$ 7,500	\$ 1,058,236	\$ 1,946,513	\$ 59,788	\$ 89,227	\$ 116,225	\$ 770,692	\$ 217,690	\$ 17,400
<b>Subtotal Escalation</b>			\$ 82,500	\$ 11,640,598	\$ 21,411,643	\$ 657,664	\$ 981,492	\$ 1,278,471	\$ 8,477,608	\$ 2,394,590	\$ 191,400
	Estimated Escalation (2 year projection)	10.00%	\$ 8,250	\$ 1,164,060	\$ 2,141,164	\$ 65,766	\$ 98,149	\$ 127,847	\$ 847,761	\$ 239,459	\$ 19,140
<b>Subtotal General Conditions</b>			\$ 90,750	\$ 12,804,658	\$ 23,552,807	\$ 723,431	\$ 1,079,641	\$ 1,406,318	\$ 9,325,368	\$ 2,634,049	\$ 210,540
	Contractor General Conditions + Bonds and Insurance	12.00%	\$ 10,890	\$ 1,536,559	\$ 2,826,337	\$ 86,812	\$ 129,557	\$ 168,758	\$ 1,119,044	\$ 316,086	\$ 25,265
<b>Subtotal Contractor Fee</b>			\$ 101,640	\$ 14,341,217	\$ 26,379,144	\$ 810,242	\$ 1,209,198	\$ 1,575,076	\$ 10,444,413	\$ 2,950,135	\$ 235,805
	Estimated Contractor Fee	7.00%	\$ 7,115	\$ 1,003,885	\$ 1,846,540	\$ 56,717	\$ 84,644	\$ 110,255	\$ 731,109	\$ 206,509	\$ 16,506
<b>TOTAL CONSTRUCTION - Base Design</b>			\$ 108,755	\$ 15,345,102	\$ 28,225,684	\$ 866,959	\$ 1,293,841	\$ 1,685,331	\$ 11,175,521	\$ 3,156,644	\$ 252,311
<b>Estimated Project Design Fees</b>			\$ 6,797	\$ 959,069	\$ 1,764,105	\$ 54,185	\$ 80,865	\$ 105,333	\$ 698,470	\$ 197,290	\$ 15,769
<b>TOTAL PROJECT BUDGET BY ITEM</b>			\$ 115,551.98	\$ 16,304,171.06	\$ 29,989,789.54	\$ 921,144.14	\$ 1,374,706.44	\$ 1,790,664.28	\$ 11,873,991.53	\$ 3,353,934.59	\$ 268,080.58
<b>PROJECT/ TOTAL CONSTRUCTION COST</b>			<b>\$ 65,992,034.13</b>								

# TECHNICAL NARRATIVE

## Site Investigation/ Civil Design

### Boundary Survey/Historical

A Boundary exhibit for the proposed development was sketched in November 2022. The boundaries were created based on historical records research performed by HMT Engineering & Surveying and supplemented with information from the City of New Braunfels staff. This exhibit provides property information, publicly documented utility easements, and surrounding area descriptions. The proposed site consists of parcels which are owned by Comal County Fair and the City of New Braunfels. This is a deed sketch only, no on-the-ground survey was made at this time. The approximate boundaries and property lines are shown on ***Exhibit A: Deed Sketch***.

### Site Circulation

#### Roadways

The proposed site has access points to existing roadways - E. Common Street, N. Grant Avenue, N. East Avenue, and E. Camp Street. The main drives with the proposed site plan connect to

E. Common Street. The main drives also serve as fire lanes and are proposed to be concrete to withstand the amount of through traffic expected onsite. The RV parking and general parking lots are proposed to have light-duty asphalt pavement.

#### Parking

General parking surrounds each major building and is within walking distance to them. Areas allocated to RV parking are located along the Guadalupe River on the northeast side of the proposed project and along N. Grant Ave on the southwest side. Due to the limited size of the site, parking has been maximized to the available land. A cooperative agreement with other parking facilities in the area will need to be coordinated in order to accommodate large events or the CCFA may wish to build an on-site parking garage in the future. The site design in Exhibit B shows 1,513 standard and 165 RV parking spaces on the proposed site. These quantities are suggestions only and may be redistributed during design. The driveways and schematic parking lots are shown in ***Exhibit B: Parking***.

#### Pedestrian/Trail Pathways

Proposed pedestrian walkways shall connect the various buildings for the fairgrounds. The design team recommends

that a walking trail and park be considered at the bottom of the slope along the Guadalupe River for public use and recreation.

## Utilities

### Water/ Sewer

A proposed 8" sewer line runs through the center of the site, connecting to an existing manhole at the intersection of Commerce St. and Veramendi Ave.

The proposed 8" water line begins at the existing intersection of E. Main Street and N. Central Avenue and will replace the existing line up until the Comal County Fairgrounds site. This line continues along N. East Avenue and through the drive aisle of Camp Street before tying back into the 6" line on E. Common Street creating a looped condition. Lastly, a water stub will be provided for the RV parking on the northeast side of the site.

These offsite waterlines will be installed within existing streets and therefore will require asphalt patching and temporary pavement closures. The location of the schematic utility lines are shown in ***Exhibit C: Utilities.***

### Power

Electrical power surrounds the site along E. Common Street and N. Grant Avenue. Currently an electrical service corridor extends along the western driveway from E. Common Street to serve this site. It is assumed that this corridor would be used for the electrical needs of the proposed project.

On the northern portion of the site, there are Lower Colorado River Authority (LCRA) electrical feeds to New Braunfels Utilities substations east of the site. These high-power lines cross the site near the old incinerator building and proceeds eastward to cross the Guadalupe River.

### Drainage and Water Quality

Based on aerial topo and visual inspection, the site generally slopes from the southwest to the northeast. Drainage area exhibits showing the Existing Condition and Proposed Condition drainage areas are shown in ***Exhibit D: Drainage.***

Detention is currently planned for the site to mitigate the stormwater runoff increase that occurs with additional impervious cover. The detention basins can be designed as



either above-ground or underground. Both options have benefits and drawbacks.

Above-ground detention basins are less expensive to construct and maintain, but they create areas that are not beneficial to many other uses. Underground Detention is more expensive to construct and maintain but allow for use of the land on top of the detention basin. As the site is constrained with on-site parking, this master plan shows two underground detention basins to preserve useable area. With the underground detention basin, parking increases by approximately 50 standard and 25 RV parking spaces. The proposed basins are located on the north and east side of the project site. See ***Exhibit E: Retention.***

In-lieu of detention, a Downstream Impact Analysis could be prepared to determine if the site can be developed without detention. Typically, that occurs when the peak stormwater flows from the site occur at a different time than the stormwater flows from the watershed. This site lies within the Guadalupe River (Lower Reach) at River Station 49600 (RS49600) between Canyon Lake upstream (RS163350) and Lake Dunlap downstream (RS28200). As this site is in the lower 1/3 of this

watershed and located directly adjacent to the Guadalupe River, there is potential that detention would not be required. The approximate location of the existing site is shown on the FEMA Map Panels. Please refer to FEMA Flood Insurance Study Profiles and Flood Insurance Rate Map Excerpts included as ***Exhibit F: FEMA Flood Insurance Rate Map.*** The FEMA Flood Insurance Study for Comal County may be found in **Appendix I.**

Additionally, the City of New Braunfels has a water quality ordinance that requires treatment for all impervious cover increases. The detention basin should be designed to provide Water Quality Treatment to satisfy this requirement. If the detention basins are removed based on a Downstream Impact Analysis, then separate facilities will be required to treat Water Quality from this site.

## Communications

Communication facilities are envisioned to follow along the electrical corridors to provide internet and phone services to the proposed site. These facilities are typically designed and installed by the providers such as AT&T or Charter Communications.

Exhibit A: Deed Sketch

**SURVEY NOTES:**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

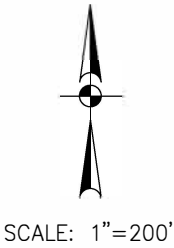
THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY. ALL BEARINGS AND DISTANCES ARE FROM THE NEW CITY BLOCK MAP.

BEING APPROXIMATELY 39.7 ACRES OF LAND, LOCATED IN THE J. VERAMENDI SURVEY, ABSTRACT 2, COMAL COUNTY, TEXAS, AND BEING VARIOUS TRACTS OF LAND RECORDED IN VOLUME 58, PG. 427, DEED RECORDS OF COMAL COUNTY, TEXAS, AND BEING VARIOUS TRACTS OF LAND RECORDED IN VOLUME 27, PG. 403, DEED RECORDS OF COMAL COUNTY, TEXAS, AND ALSO BEING VARIOUS TRACTS OF LAND DESCRIBED IN VOLUME 140, PG. 287, DEED RECORDS OF COMAL COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN VOLUME 89, PG. 607, DEED RECORDS OF COMAL COUNTY, TEXAS

- LEGEND:**
- = FND 1/2" IRON PIN
  - B.L. = BUILDING SETBACK LINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - ( ) = FROM N.C.B.
  - RED = NBU EASEMENT
  - GREEN = L.C.R.A. EASEMENT



SEE MAP OF  
TOWN OF NEW BRAUNFELS  
VOL. I, PG. 470, D.R.C.C.T.

DRAWN BY: GRS  
FIELD CREW: XX

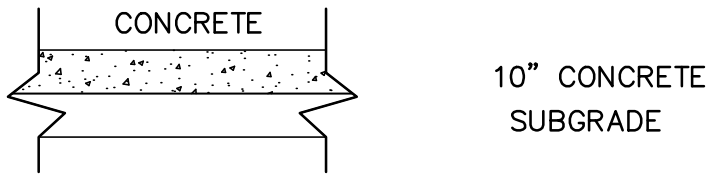
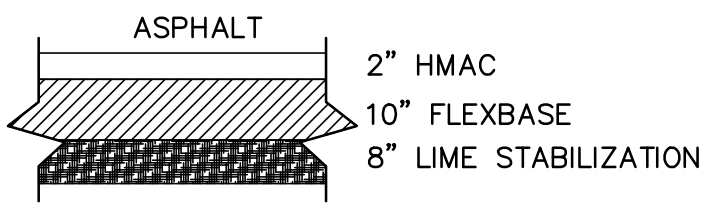
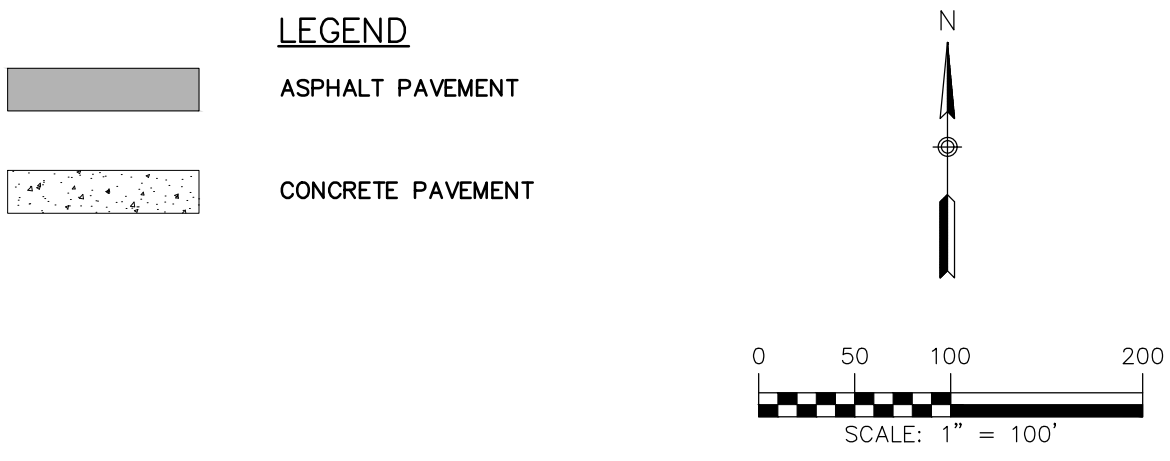
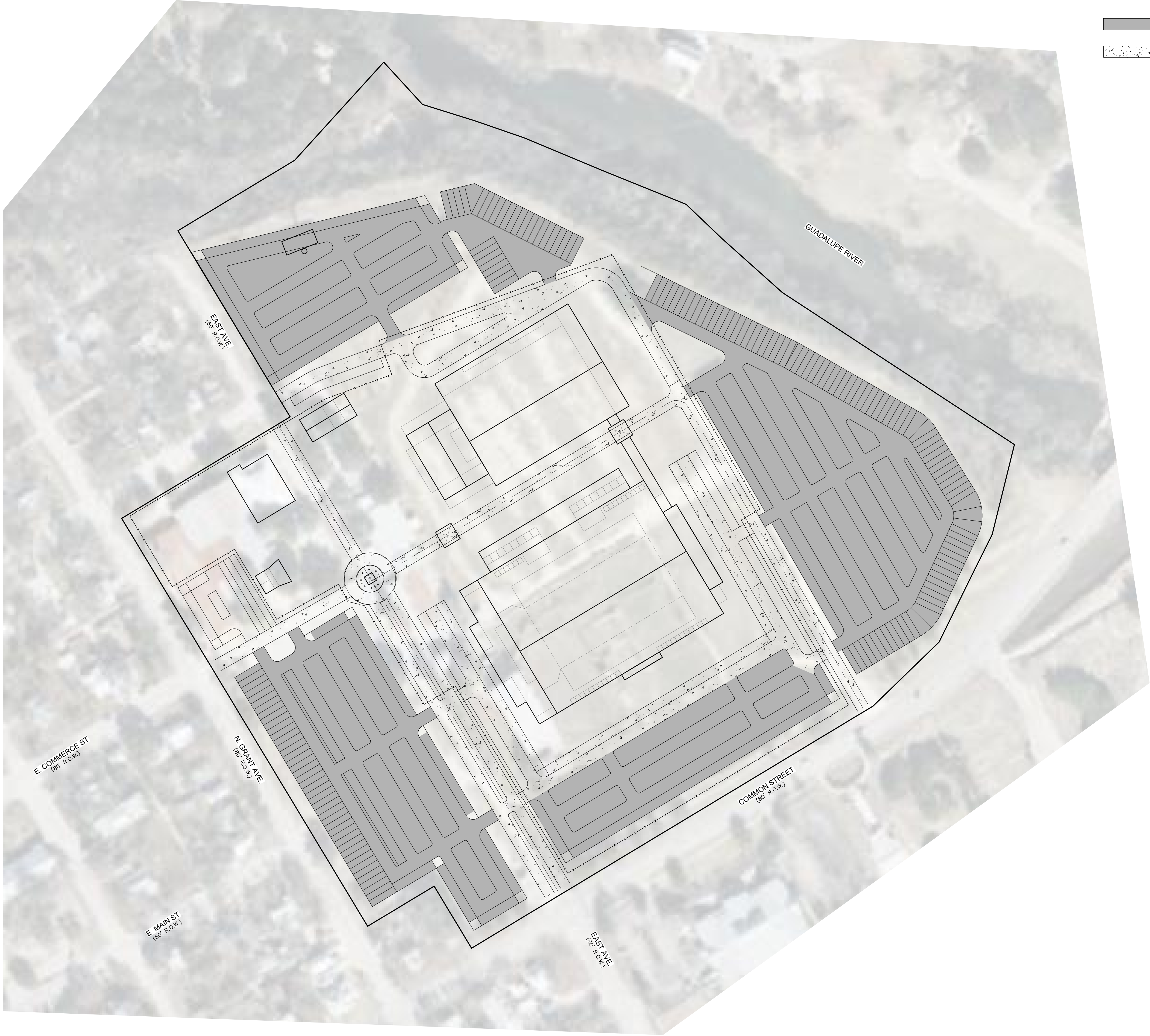


290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

DEED SKETCH PREPARED  
NOVEMBER, 2022. NO ON THE  
GROUND SURVEY WAS MADE AT  
THIS TIME



Exhibit B: Parking



**NOTE:**  
THESE PAVEMENT SECTIONS ARE ASSUMED BASED ON EXPERIENCE AND WERE DONE WITHOUT THE BENEFITS OF A GEOTECHNICAL STUDY/REPORT.



Exhibit C: Utilities

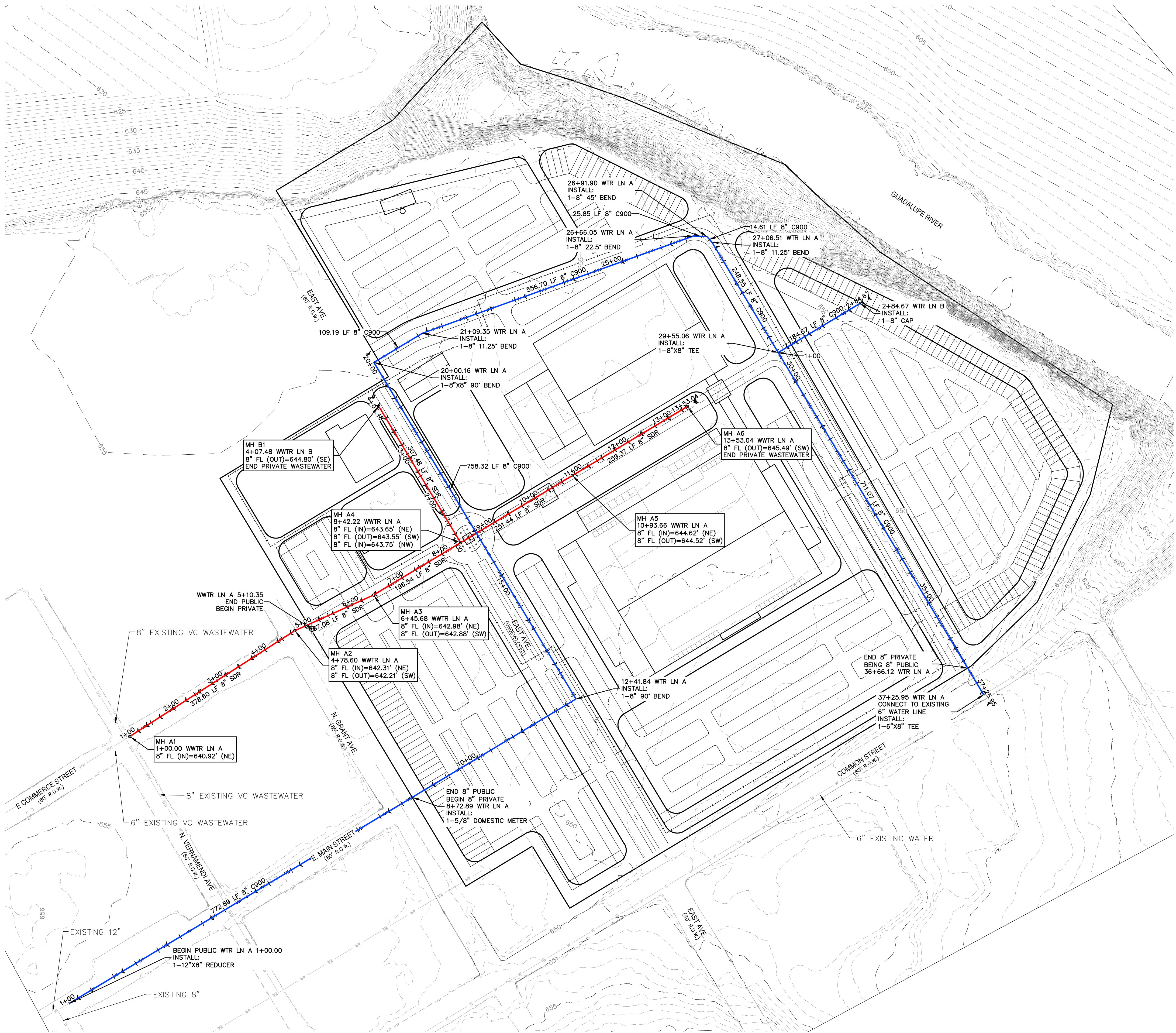




Exhibit D: Drainage

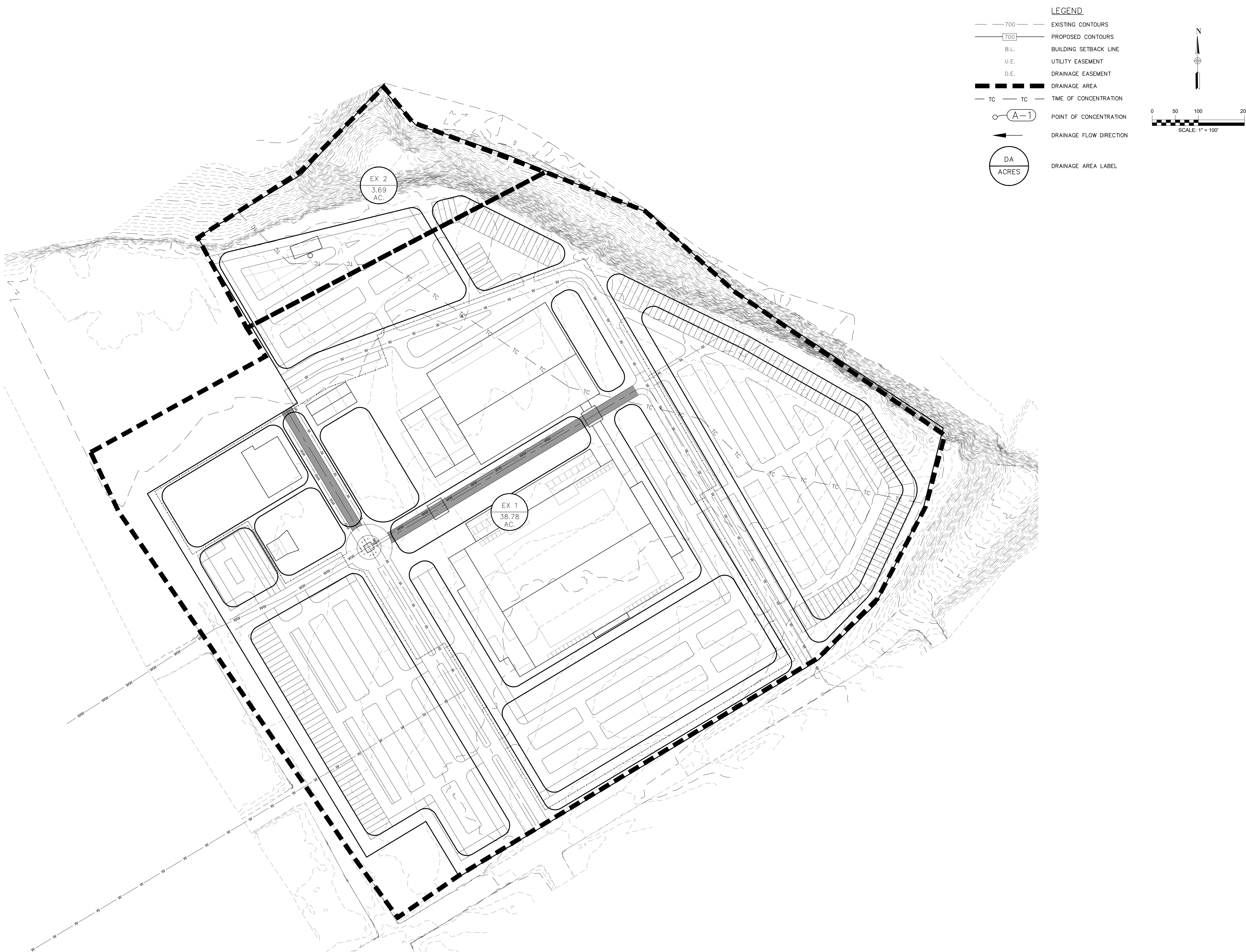




Exhibit E: Retention

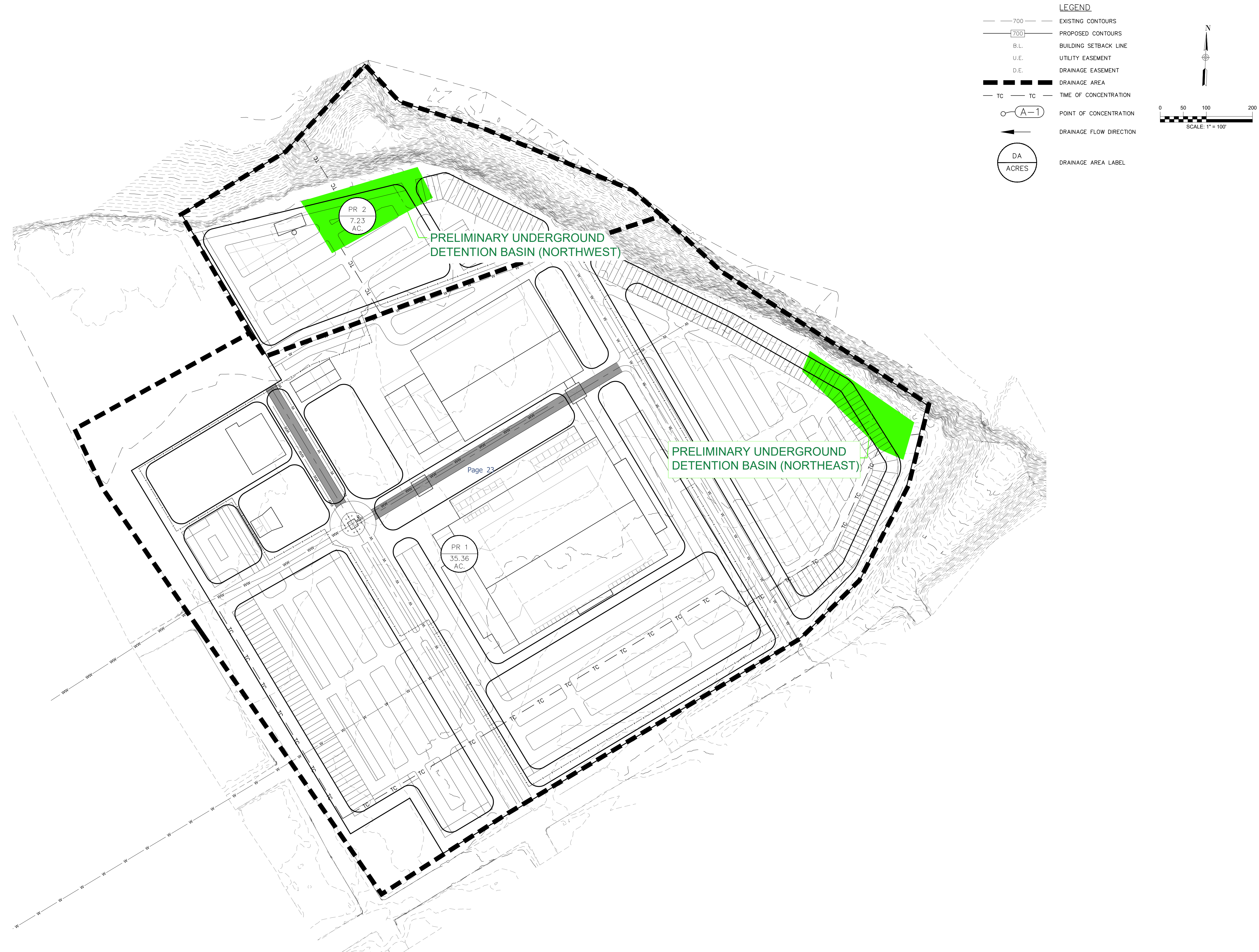




Exhibit F: FEMA Flood Insurance Rate Map

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 24 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was the Texas State Plane south central zone (FIPSZONE 4204). The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRM for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structures and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA/N/NGS12  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

**Base map** information shown on this FIRM was provided in digital format by Bexar Metro 911. This information was photogrammetrically compiled at a scale of at least 1:24,000 from aerial photography dated September 2004.

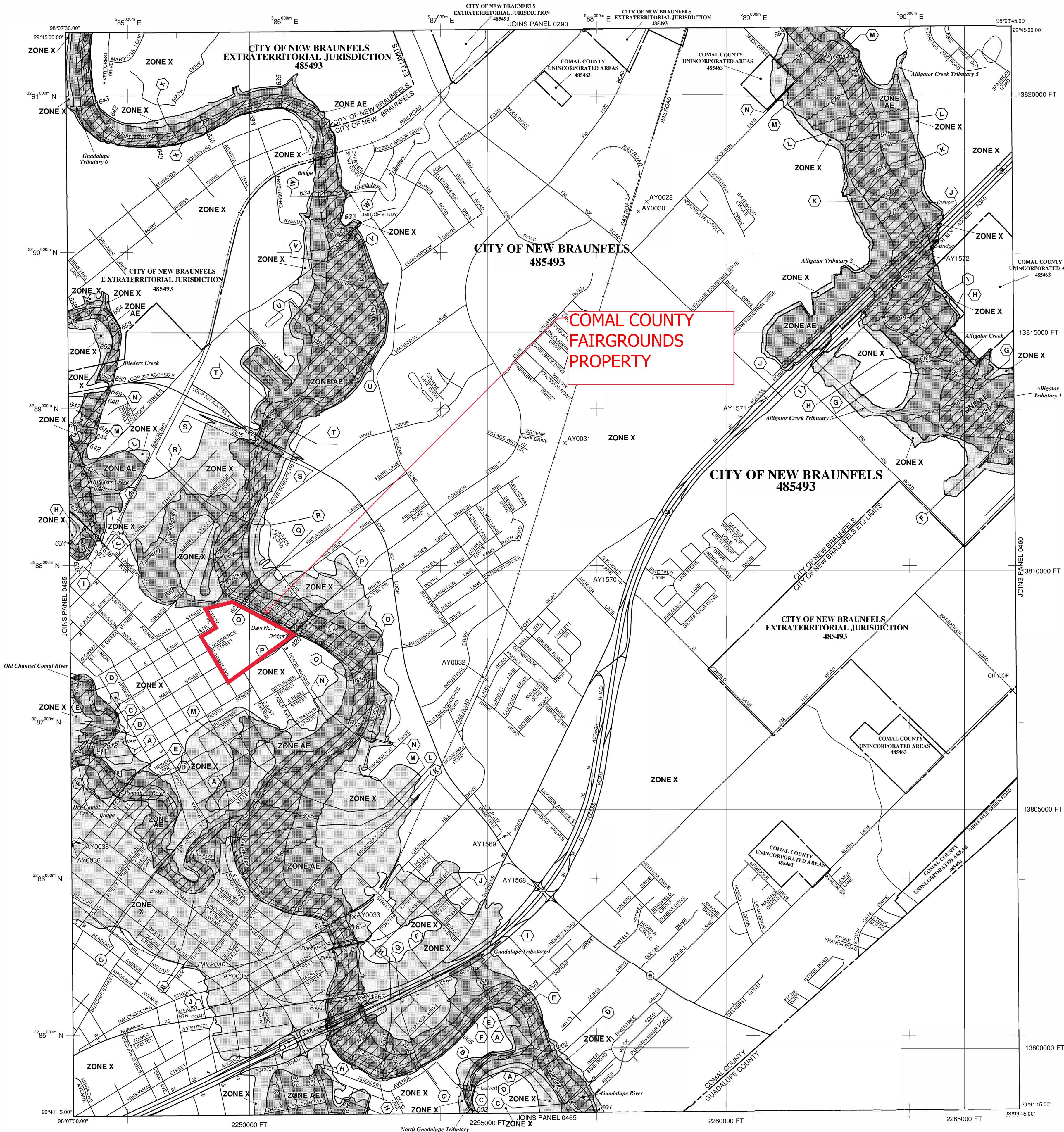
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the *Flood Insurance Study report* (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

**ZONE A**  
No Base Flood Elevations determined.

**ZONE AE**  
Base Flood Elevations determined.

**ZONE AH**  
Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AO**  
Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of littoral fan flooding, velocities also determined.

**ZONE AR**  
Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

**ZONE A99**  
Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE V**  
Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE**  
Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

**OTHER FLOOD AREAS**

**ZONE X**  
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X**  
Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D**  
Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary  
Floodway boundary  
Zone D boundary  
CBRS and OPA boundary  
Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.  
Base Flood Elevation line and value; elevation in feet\*  
Base Flood Elevation value, where uniform within zone; elevation in feet\*

\* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

(A) (A)  
Cross section line

(2) (2)  
Transect line

97°07'30", 32°22'30"  
42°5'00"N  
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83).

6000000 FT  
1000-meter Universal Transverse Mercator grid ticks, zone 14

5000-foot grid values: Texas  
State Plane coordinate system, south central zone (FIPSZONE 4204), Lambert Conformal Conic

DX5510  
Bench mark (see explanation in Notes to Users section of this FIRM panel)

M1.5  
River Mile

MAP REPOSITORIES  
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP  
September 2, 2009  
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

**MAP SCALE 1" = 1000'**  
500 0 1000 2000  
300 0 300 600  
FEET  
METERS

**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0455F**

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**COMAL COUNTY,**  
**TEXAS**  
**AND INCORPORATED AREAS**

**PANEL 455 OF 505**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
COMAL COUNTY	485463	0455	F
NEW BRAUNFELS, CITY OF	485493	0455	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**48091C0455F**

**EFFECTIVE DATE**  
**SEPTEMBER 2, 2009**

**Federal Emergency Management Agency**



## Environmental Considerations

### Phase I Environmental Site Assessment

Anding Environmental Consulting, LLC has performed a Phase I Environmental Site Assessment (found in **Appendix II.**) in conformance with the scope and limitations of ASTM Practice E1527-21 with the following conclusions:

- Multiple database findings in the area were investigated as potential recognized environmental conditions (REC) associated with the Site. The only REC finding associated with the Site is the historic landfill located on the Comal County Fairgrounds.
- The historic closed municipal solid waste (MSW) landfill on the Site represents a recognized environmental condition (REC) and a vapor encroachment condition (VEC) to the Site.
- Anding Environmental recommends a Phase II Environmental Site Assessment should the Comal County Fairgrounds wish to determine the presence of any environmental contamination within soil and/or groundwater.

### Historic Landfill Investigation

Anding Environmental Consulting, LLC conducted a site investigation to determine the presence, contents, location, extent, and potential development restrictions associated with a historic landfill located at the Comal County Fairgrounds. The following investigation activities were conducted:

- A desktop investigation within publicly available databases was conducted to review disparate sources in finding more information about the historic landfill.
- Public information requests were submitted to local agencies such as multiple departments within the City of New Braunfels and Comal County.
- Interviews with present and historic Comal County Fairgrounds employees knowledgeable of Site conditions and history activities.
- A Ground Penetrating Radar (GPR) survey of the fairgrounds Site was conducted determine if any evidence of the landfills could be detected with the GPR technology.
- A field reconnaissance was conducted by Anding Environmental to determine any surficial evidence of historic landfill activities.

TCEQ database records indicate the landfill was in operation between 1965-1969 and received only domestic household waste. Very few records were found outside of the TCEQ database, and no maps of the exact location of the landfill could be located.

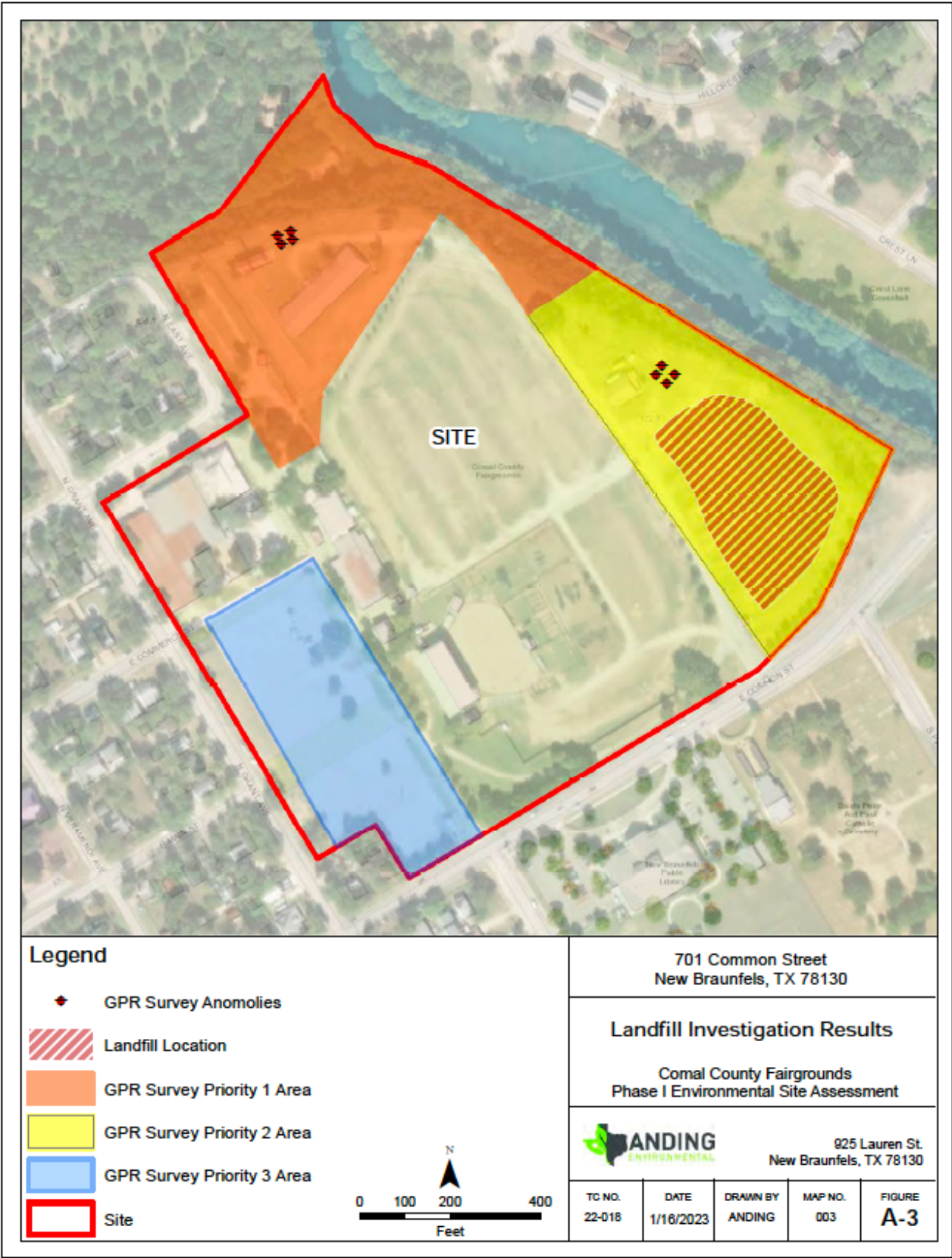
The GPR survey did not result in any significant findings, as the technology was unable to locate or delineate the landfill. The thick clays on the Site seemed to be rather consistent across the survey area, with no obvious transitions to different materials or detections of metal or other materials.

An interview with longtime fairgrounds staff member, Mr. Hermes, indicated the landfill was located between the historic racetrack and the Guadalupe River, just north of Common Street, as displayed in **Figure A-3 from the Phase I ESA** report developed by Anding Environmental. He also indicated that there was no landfill located east of the incinerator in the northeastern portion of the Site.

Any construction or disturbance over a closed landfill, even if not disturbing waste, requires TCEQ authorization (30 TAC 330.952(a)). Any activity that may affect the integrity of the

final cover over the closed MSW landfill is considered a disturbance. Examples of disturbances include fences or light poles, landscaping, and use of land for parks or athletic fields, paved parking areas, storage, or as staging areas for other activities. To fully delineate the spatial extent of the landfill, a closed landfill subsurface investigation and delineation conducted by a Professional Engineer (PE) is required, including soil borings and samples, per 30 TAC 330.953(c). If buried waste is encountered during development, construction activities must cease, and the owner must notify the persons listed in 30 TAC 330.953(d) and file a Notice to Real Property Records in accordance with 30 TAC 330.962. The owner must then obtain an authorization to investigate to delineate the extent of the waste before continuing construction.

Figure A-3 from Phase I Environmental Site Assessment



## Site Zoning Considerations

The following information has been provided by Matt Greene, CFM, Senior Planner for City of New Braunfels as a starting point for further discussion during design.

The following a list of some minimum information that will be needed to begin brainstorming ideas for a special district for the Comal County Fairground property.

- The city will need a comprehensive list of all the uses that are intended or anticipated for the property (including any uses that may be considered “temporary”).
- Users will need to identify any proposed deviations to parking lot paving requirements, parking space striping or dimensional requirements, or number of required on-site parking spaces (if applicable)
- Users will need to identify any proposed deviations to minimum landscaping or residential buffer requirements (if applicable).
- Users will need to identify specific proposed buildings that will need deviations to current maximum building height regulations.

- Users will need to identify any proposed buildings that will need deviations from the City’s building design standards requirements (if applicable).
- Users will need to identify any proposed deviations to the City’s Sign Ordinance. (if applicable).
- Users will need to identify any other potential deviations to the City’s code requirements.

For the purpose of illustrating an example of what a Special District for the Comal County Fairground property may look like, here is the Special District created for the Wurstfest property:

*Purpose.* The Wurstfest Special District is intended to serve tourists and the vacationing public, and support entertainment facilities including dance halls, performance and amusement venues, specialty shops and food sales. The following standards shall apply in the Wurstfest Special District:

- (a) Authorized uses.
  - (1) Uses permitted by right:
    - Amphitheater
    - Amusement services or venues (indoors) (see section 144-5.13)
    - Amusement services or venues (outdoors)

- Assembly/exhibition hall or areas
- Athletic fields
- Bar/tavern
- Civic/conference center and facilities
- Commercial amusement concessions and facilities
- Dance hall/dancing facility
- Fair ground
- Fraternal organization/civic club (private club)
- Governmental building or use
- Handicraft shop
- Live music (indoors and outdoors)
- Museum
- Offices, business or professional
- Park and/or playground (private or public)
- Parking lots (for passenger car only) (not as incidental to the main use)
- Parking structure/public garage
- Public recreation/services building for public park/playground areas
- Public tuber entrance or take out facilities
- Recreation buildings (public)

- Refreshment/beverage stand
- Restaurant
- Restaurant/prepared food sales
- Retail store and shopping center
- Specialty shops in support of project guests and tourists
- Theater (non-motion picture; live drama)
- Waterfront amusement facilities
- Any comparable business or use not included in or excluded from any other district described herein.

(2) *Conflict.* In the event of conflict between the uses listed in the land use matrix and those listed in subsection (1), the uses listed in this subsection shall be deemed those authorized in the district.

(b) *Maximum height, minimum area and setback requirements:*

(1) *Non-residential uses.*

(i) *Height.* 75 feet.

(ii) *Public street building setback.* No setback except no more than 50 percent of the



linear length of the property line adjacent the street may accommodate structures with no setback. All remaining structures must be setback a minimum of 15 feet.

(iii) *Side building setback.* No side building setback is required except that where a side line of a lot in this district abuts upon the side line of a lot in any residential zoning district, a side building setback of not less than six feet shall be provided.

(iv) *River building setback.* A building setback of 20 feet is required along a property line adjacent to the Comal River.

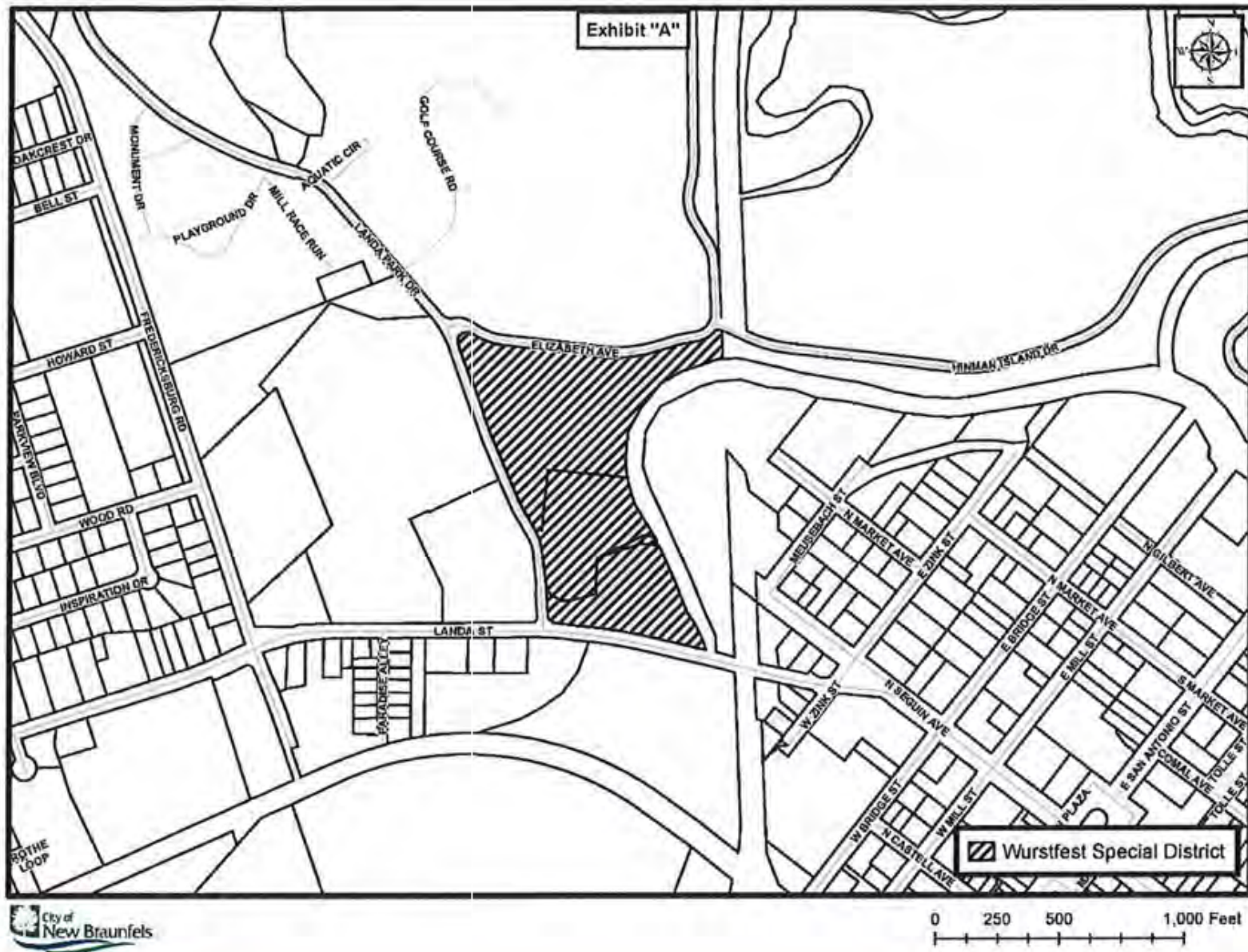
(v) *Parking.* Any required parking is permitted to be located off-site.

(2) *Signage.* Signage must comply with the standards as set forth in chapter 106, Signs, for the C-4 zoning district.

(c) Area included in Wursthfest Special District  
***See Exhibit G.***

*Reference: (Ord. No. 2012-49, § 1(Exh. A), 9-10-12; Ord. No. 2012-64, § 1, 12-10-12; Ord. No. 2015-08, § 1, 1-26-15; Ord. No. 2018-26, § 1(Exh. A), 5-14-18; Ord. No. 2020-29, § 1, 4-6-20; Ord. No. 2021-07, § 4, 2-8-21)*

## Exhibit G: Area included in the Wurstfest District





# FEMA Flood Insurance Study

## Appendix I



# FLOOD INSURANCE STUDY



## COMAL COUNTY, TEXAS AND INCORPORATED AREAS VOLUME 1 OF 3

Community Name	Community Number
Bulverde, City of	481681
Comal County, Unincorporated Areas	485463
Fair Oaks Ranch, City of	481644
Garden Ridge, City of	480148
New Braunfels, City of	485493
Schertz, City of	480269
Selma, City of	480046



Effective: September 2, 2009



**Federal Emergency Management Agency**  
FLOOD INSURANCE STUDY NUMBER  
48091CV001A



**TABLE 4 – SUMMARY OF DISCHARGES (Cont'd)**

<u>Detailed Study Streams</u>					
<u>FLOODING SOURCE AND LOCATION</u>	<u>DRAINAGE AREA (sq. miles)</u>	<u>PEAK DISCHARGES (cfs)</u>			
		<u>10% Annual Chance</u>	<u>2% Annual Chance</u>	<u>1% Annual Chance</u>	<u>0.2% Annual Chance</u>
<u>New/Revised Detailed Study Streams</u>					
250 feet downstream of confluence with Bear Creek	68.81	3,400	6,300	8,100	32,800
125 feet downstream of confluence with West Fork Dry Comal Creek	53.83	2,850	5,200	6,500	27,100
COMAL SPRINGS/BLIEDERS CREEK IN NEW BRAUNFELS					
At confluence with Old Channel Comal River (Segment CRJ010)	16.8	4,114	7,132	8,126	14,644
BLIEDERS CREEK (ETJ AREA)	-- <sup>2</sup>	-- <sup>2</sup>	-- <sup>2</sup>	-- <sup>2</sup>	-- <sup>2</sup>
BLIEDERS CREEK (UPPER REACH)					
At Klingeman Street, outflow to Comal Springs (Segment BC Outflow)	15.8	3,531	6,306	7,445	14,129
At Loop 337 (Segment BCJ220)	14.9	3,271	5,995	6,963	13,936
At NRCS Dam No. 3 (Outflow)	11.5	1,33	1,189	2,873	12,293
At NRCS Dam No. 3 (Inflow)	11.5	11,314	18,488	24,159	30,655
At State Highway 46 (Segment CJ041)	1.8	3,348	4,999	5,505	7,670
BLIEDERS CREEK (ETJ ABOVE UPPER REACH)	-- <sup>2</sup>	-- <sup>2</sup>	-- <sup>2</sup>	-- <sup>2</sup>	-- <sup>2</sup>
GARDEN RIDGE TRIBUTARY					
Upstream of Confluence with Bracken Tributary (Sect. 326)	2.2	1,834	2,843	3,860	6,286
Upstream of FM 2252 (Sect. 6751)	1.5	1,834	2,843	3,369	4,843
Approx. 740 feet downstream of Forest Waters Circle (Sect. 13535)	0.5	1,569	2,397	2,805	3,820
GUADALUPE RIVER (LOWER REACH, NEW BRAUNFELS) <sup>6</sup>					
At Dunlap Dam	233	59,438	103,388	122,977	184,036
At US Interstate 35, below Comal River (Segment GRJ500)	221	58,588	102,133	120,962	188,253
At Common Street, above confluence with Comal River (Segment GRJ450)	88	39,233	71,559	85,458	132,918
At Gruence Road (Segment GRJ450)	85	39,086	71,372	85,458	132,975

FLOODING SOURCE			FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	FIRM CROSS- SECTION <sup>2</sup>	MAPPED DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
							FEET (NAVD 88)		
Guadalupe River (Lower Reach) (Continued)									
L	42,690	42,999	1,204	25,412	12.9	616.3	616.3	617.1	0.8
M	44,210	44,489	775	20,292	7.0	617.4	617.4	618.1	0.7
N	46,270	46,514	399	10,269	13.1	617.6	617.6	618.1	0.5
O	47,810	48,012	723	16,798	9.0	619.4	619.4	620.2	0.8
P	49,290	49,544	605	14,538	8.7	620.8	620.8	621.8	1.0
Q	50,650	50,768	351	9,984	12.3	621.9	621.9	622.6	0.7
R	52,710	52,933	446	11,630	10.0	624.6	624.6	625.3	0.7
S	54,230	54,520	485	12,120	11.7	625.0	625.0	625.7	0.7
T	55,150	55,370	661	17,577	9.6	627.2	627.2	628.1	0.9
U	57,630	57,704	1,621	21,237	11.4	628.9	628.9	629.2	0.3
V	60,310	60,340	874	14,898	12.9	630.4	630.4	631.4	1.0
W	61,450	61,724	564	11,206	10.0	633.9	633.9	634.8	0.9
X		66,490	270	7,333	11.5	639.3	639.3	640.3	1.0
Y		70,490	249	6,257	13.4	644.0	644.0	644.6	0.6
Z		74,490	305	6,898	12.1	653.4	653.4	653.8	0.4
AA		80,010	367	8,595	9.0	670.2	670.2	670.7	0.5
AB		82,820	239	5,978	11.7	672.7	672.7	673.3	0.6
AC		85,550	290	7,119	9.8	676.6	676.6	677.4	0.8
AD		87,090	282	6,015	11.6	677.6	677.6	678.4	0.8
AE		90,130	304	5,954	11.7	681.3	681.3	682.0	0.7
AF		91,177	434	7,508	9.6	685.0	685.0	686.0	1.0
AG		92,191	233	6,145	11.8	687.3	687.3	687.9	0.6
AH		93,334	261	7,494	9.7	689.5	689.5	690.3	0.8
<sup>1</sup> Feet Above Dunlap Dam, As Shown On FIS Profile <sup>2</sup> Stream Station Per The DFIRM And RAS Model Cross-Sections									
TABLE 9	FEDERAL EMERGENCY MANAGEMENT AGENCY COMAL COUNTY, TEXAS AND INCORPORATED AREAS			FLOODWAY DATA					
				GUADALUPE RIVER (LOWER REACH)					

# FLOOD INSURANCE STUDY



## COMAL COUNTY, TEXAS AND INCORPORATED AREAS VOLUME 3 OF 3

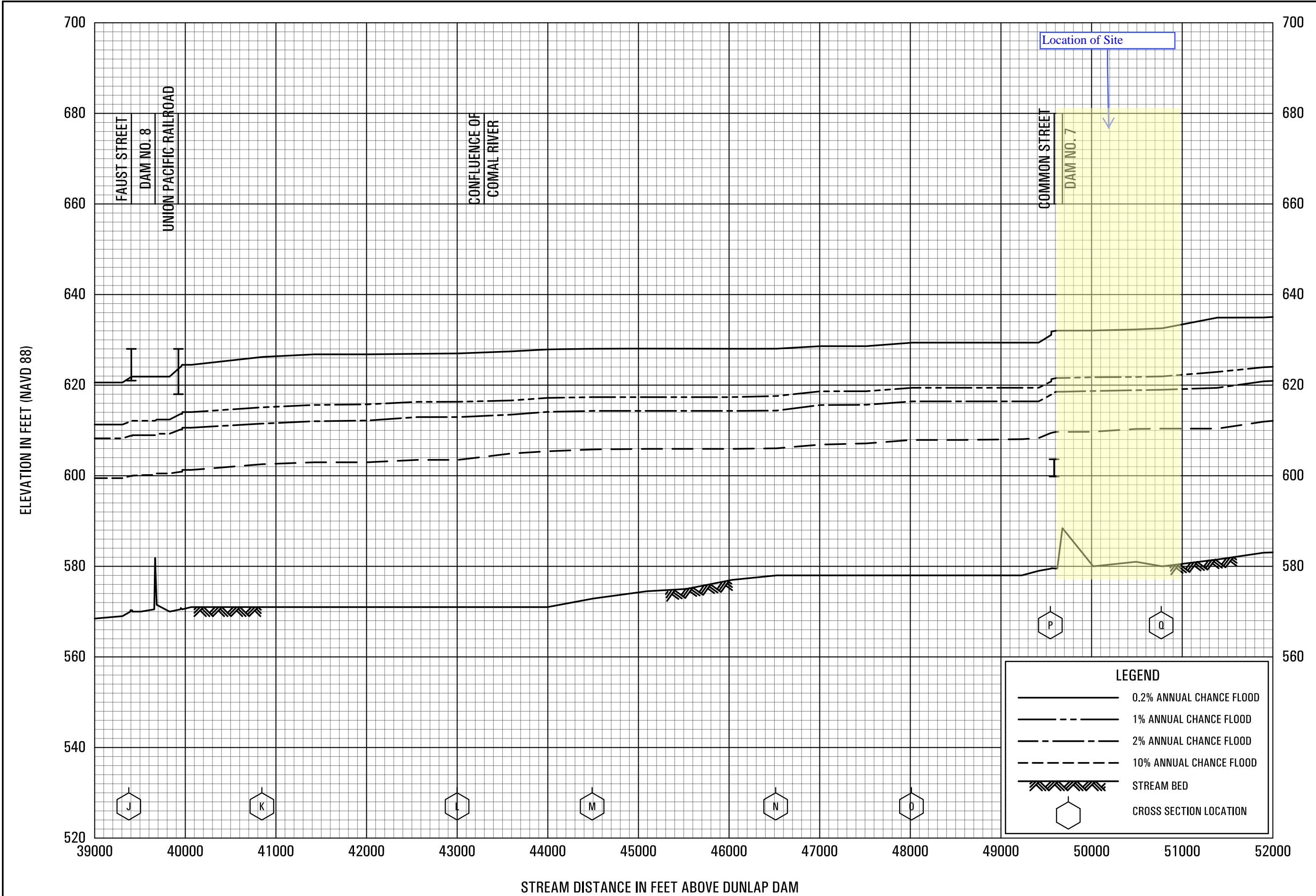
Community Name	Community Number
Bulverde, City of	481681
Comal County, Unincorporated Areas	485463
Fair Oaks Ranch, City of	481644
Garden Ridge, City of	480148
New Braunfels, City of	485493
Schertz, City of	480269
Selma, City of	480046



Effective: September 2, 2009



**Federal Emergency Management Agency**  
FLOOD INSURANCE STUDY NUMBER  
48091CV003A





# Phase I Environmental Assessment

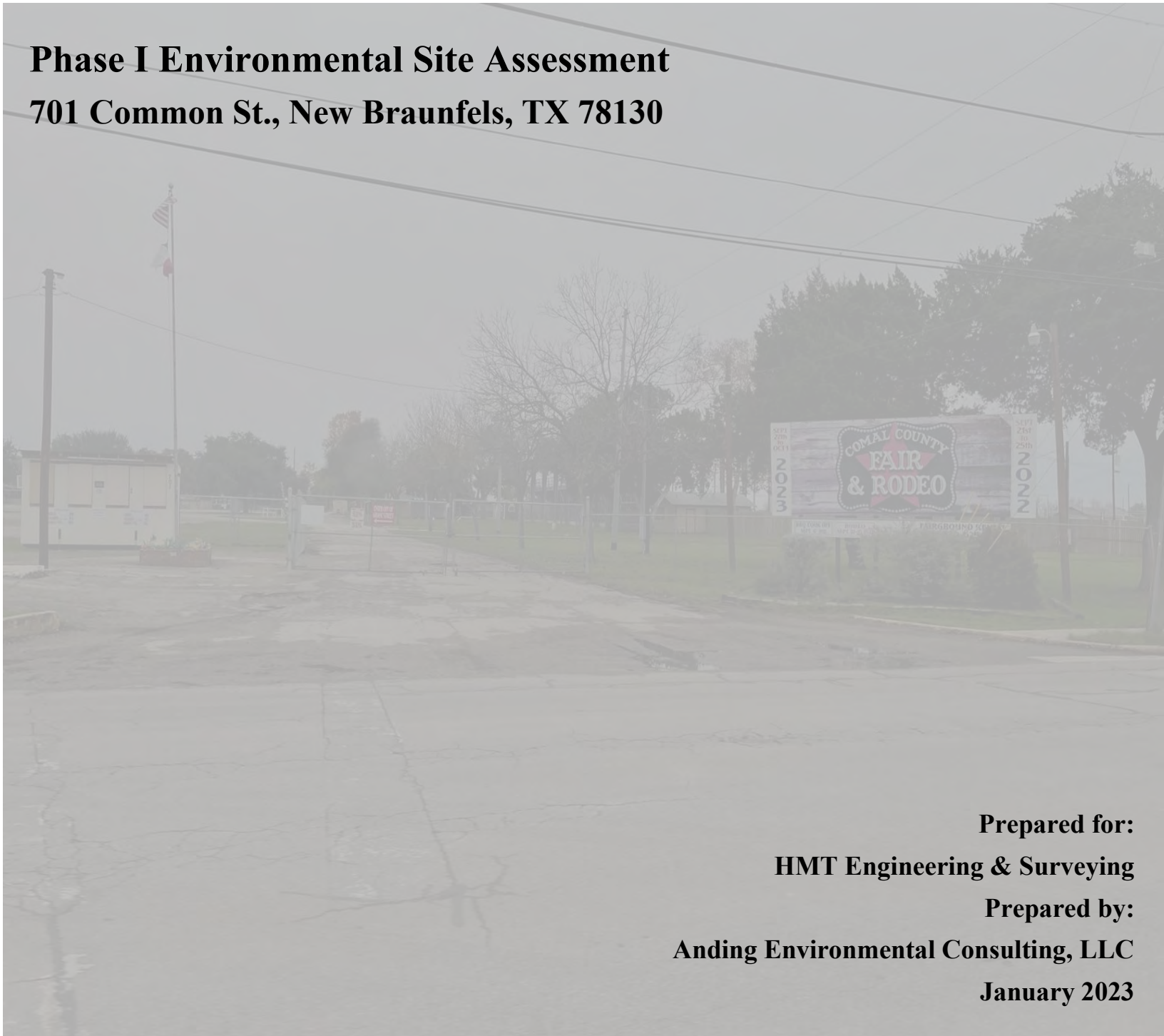
## Appendix II





## **Phase I Environmental Site Assessment**

### **701 Common St., New Braunfels, TX 78130**



**Prepared for:**  
**HMT Engineering & Surveying**  
**Prepared by:**  
**Anding Environmental Consulting, LLC**  
**January 2023**

# Phase I Environmental Site Assessment

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HMT Engineering & Surveying  
701 Common St., New Braunfels, TX 78130

## **Prepared for:**

HMT Engineering & Surveying  
290 S. Castell Ave. Ste. 100, New Braunfels,  
TX 78130

Prepared by:



Anding Environmental Consulting, LLC  
925 Lauren Street  
New Braunfels, TX 78130

January 2023

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## **Appendices**

Appendix A	Figures
Appendix B	Photographic Documentation
Appendix C	User and Owner Questionnaire
Appendix D	Historical Aerial Photographs, Topographic Maps, and City Directories
Appendix E	Open Records Correspondence
Appendix F	Environmental Database Report
Appendix G	EDR Vapor Encroachment Screen

## Acronyms

ACM	asbestos containing material
AST	aboveground storage tank
ASTM	American Society of Testing and Materials
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
EDR	Environmental Data Resources
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Administration
IHW	industrial hazardous waste
LAT	latitude
LBP	lead-based paint
LONG	longitude
LPST	leaking petroleum storage tank
ml	milliliters
msl	mean sea level
NRCS	National Resources Conservation Service
PAH	polynuclear aromatic hydrocarbons
PCB	polychlorinated biphenyls
pCi/L	picoCuries per liter
POL	Petroleum, Oil, or Lubricant
ppm	parts per million
PST	petroleum storage tank
PVC	polyvinyl chloride
RCRA	Resource Conservation Recovery Act
REC	recognized environmental conditions
T&E	threatened and endangered
TCEQ	Texas Commission on Environmental Quality
THC	Texas Historical Commission
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USGS	United States Geological Survey
UST	underground storage tank
VEC	vapor encroachment condition



## **1.0 SUMMARY**

---

### **1.1 Executive Summary**

This Phase I Environmental Site Assessment (ESA) for six (6) parcels located at and adjacent to 701 E. Common St., New Braunfels, TX was completed for HMT Engineering & Surveying (the Client). These parcels are known as identification numbers 3294, 3292, 3293, 2734, 2737, and 2830 per the Comal County Appraisal District (collectively hereinafter referred to as “the Site”). Project location and boundary are depicted in **Appendix A** – Figures 1 and 2.

The Phase I ESA was conducted in accordance with American Society of Testing and Materials (ASTM) International, Standard Practice for Environmental Site Assessments (1527-231): Phase I Environmental Site Assessment Process. A standard environmental database search per Section 8.2.1 of the ASTM standard was conducted. Federal, state, and city sources were used to determine historical use at the Site. Interviews, site visits, and determinations of recognized environmental conditions (RECs) were also conducted per the ASTM Standard.

The Phase I ESA was performed to satisfy the environmental due diligence recommendations for a potential property re-development by the Comal County Fair Association.

The Phase I ESA was performed by obtaining records associated with the Site from Environmental Data Resources Inc. (EDR) and conducting an on-site investigation. The following is a summary of the data evaluated and the process that was implemented to perform the due diligence.

### **1.2 Findings with Opinions**

The following results were determined during the Site reconnaissance and found when researching all public records, topographic maps, aerial photographs, and the EDR Environmental Record Search:

#### **One (1) REC was found connected to the Site.**

- The historic landfill represents a Recognized Environmental Condition (REC) to the Site, as the contents of the landfill and any potential impacts to the environment are unknown. In order to determine the presence of any environmental contamination in soil or groundwater, a Phase II Environmental Site Assessment would be required.

#### **One (1) VEC was found connected to the Site.**

- The historic closed landfill on the Site represents a Vapor Encroachment Condition (VEC) to the Site. Although the closed landfill was utilized for domestic municipal solid waste, and no know industrial or hazardous waste was placed in the landfill, it is uncertain if any significant volumes of hazardous substances or petroleum products were placed in the historic closed landfill, which could cause vapor migration of hazardous gases. Therefore, the closed landfill represents a VEC to the Site. A Phase II Environmental Site Assessment would be required to determine if any hazardous gases are migrating from the closed landfill.

Based upon the records reviewed, site reconnaissance, and tenant interviews, no other on-site conditions, historic findings, or other off-Site findings are being considered as RECs to the Site.

### 1.3 Conclusions

Anding Environmental Consulting, LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 for the parcels located at 701 Common St., New Braunfels, TX 78130.

Based on the major findings from this Phase I Environmental Site Assessment, Anding Environmental's investigation has revealed **evidence of one (1) recognized environmental condition and one (1) vapor encroachment condition, the historic closed municipal solid waste landfill on the Site. Should the property owner want to develop the area over the closed landfill, Anding Environmental recommends a Phase II Environmental Site Assessment.**

Any construction or disturbance over the closed landfill, even if not disturbing waste, requires TCEQ authorization (30 TAC 330.952(a)). In order to fully delineate the spatial extent of the landfill, or sample for environmental contamination, a closed landfill subsurface investigation and delineation conducted by a Professional Engineer (PE) is required, including soil borings and samples, per 30 TAC 330.953(c).

## 2.0 INTRODUCTION

---

### 2.1 Purpose of Assignment

The purpose of the assignment is to satisfy the requirements for the "Innocent Landowner Defense" under 107(b) (3) and 101 (350 A, B, and C) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, as amended ("Superfund"), by:

- Obtaining commonly known or reasonably ascertainable information about the current and prior ownership and uses of the Site; and
- Physically inspecting the Site to determine the presence or likely presence of RECs on the Site.

This Phase I ESA is intended to provide documentation of the "appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." This document is intended to develop a history of the previous uses and/or occupancies of the property and adjoining properties to identify those uses and/or occupancies that are likely to have contributed to "recognized environmental conditions" in connection with the Site. "Recognized environmental conditions" as defined in ASTM Standard E 1527-21 and used in this report, means the presence, or likely presence, of any hazardous substances or petroleum products on the Site under conditions that indicate a release, a past release, or a threat of a release of any hazardous substances or petroleum products into any structure on the Site or into the groundwater, surface water, or ground of the Site. This term does not include *de minimis* concentrations/conditions that generally do not present a material risk of harm to public health and the environment and that generally would not be the subject of an enforcement action if brought to the attention of local, state, or federal government agencies.

### 2.2 Scope of Work

Historical aerial photographs, historical topographic maps, city directories, a radius map report, floodplain information, and other readily available information were reviewed to determine the historical and current land uses of the Site and adjoining properties within a one-mile radius as they relate to potential environmental impacts on the Site. These documents are provided in Appendices D and F, respectively.

An assessment of the surface gradient in the vicinity of the Site was conducted to determine the potential surface migration of contaminants from the Site or onto the Site from adjoining properties. Published documentation was reviewed to determine groundwater, soil, and geologic characteristics on or near the Site. A general assessment (without collecting soil and/or water samples) of the potential for subsurface impacts to the Site from identified off-site regulated facilities was also conducted.

Federal, state, and local agency databases and published reports of facilities known or that have the potential to impact the Site were reviewed to determine if the Site or adjoining properties have reported any RECs. The databases reviewed complied with the requirements in ASTM Standard E1527-21.

A visual inspection was conducted of the Site to determine if any RECs (as defined by ASTM Standard E1527-21) were present on the day of site reconnaissance.

## **2.3 Limitations and Exceptions of Assessment**

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of a Phase I ESA in accordance with the ASTM E1527-21 standard practice is intended to reduce, but cannot eliminate, uncertainty regarding the potential for RECs in connection with a property, and the ASTM standard recognizes reasonable limits of time and cost.

The efforts in this study have been to identify potential RECs in connection to the Site. Possible sources of contamination may have been omitted because of the limitations of this assessment, the inaccuracy of government records, or unreported or undetected situations of environmental concern. Our recommendations and conclusions are based on our professional judgment concerning data obtained from various agencies, historical documents, and on-site observations. Anding Environmental assumes that any and all information concerning the property furnished to us by, or on behalf, of the Client and other individuals is accurate and correct.

Anding Environmental assumes no responsibility for the discovery or elimination of any and all hazards that may cause bodily injury, death, accidents, loss of income, or physical damage. Anding Environmental does not have any responsibility with regard to the Client's compliance with or fulfillment of its obligation under any law, ordinance, or regulation prevailing at any of the observed locations.

This document is not intended to be an environmental and/or safety compliance audit and will not substitute for a complete environmental and/or safety compliance inspection. Additionally, this report is prepared without any opinion of compliance or lack of compliance with regulatory requirements that are applicable to the Site. This report is not to be considered as rendering a legal opinion, and is subject to professional interpretation; therefore, other professionals could reach different conclusions.

## **2.4 Special Terms and Conditions**

There were no special terms and conditions associated with this Phase I ESA.

## **2.5 Limiting Conditions and Methodology Used**

There were no non-scope items as noted in the ASTM Standard Practice for Phase I ESA E1527-21.

## **2.6 Data Gaps and Data Failure**

One data gap was encountered within the scope of this assessment associated with historical records or responses from regulatory agencies, as follows:

- No historic maps or records documenting the exact location of the closed landfill was found.

## **2.7 Reliance and Continued Viability of Environmental Site Assessment**

This assessment has been prepared for the exclusive use of the Client and its partners, investors, and/or lenders. Anding Environmental shall not be liable for any loss, liability, damages, or expense to any person or entity not a party to this agreement. This study and report has been prepared solely for use in the environmental evaluation of the Site. Anding Environmental is not liable for the independent conclusions, opinions, recommendations, or actions made by others

based on the data and information presented in this report. Anding Environmental relied on third party sources of information for the regulatory review; and often, regulatory information can be inaccurate or incomplete.

Anding Environmental has attempted to make a reasonable effort to compensate for inaccurate or insufficient information by reviewing additional reasonably ascertainable standard sources of information.



### 3.0 SITE DESCRIPTION

#### 3.1 Location and Legal Description

The project area consists of six (6) parcels located at and adjacent to 701 E. Common St., New Braunfels, TX and adjacent. These parcels are known as identification numbers 3294, 3292, 3293, 2734, 2737, and 2830 per the Comal County Appraisal District. The Site is currently developed with fairgrounds facilities such as covered show areas, a barn and with stables/stalls, rodeo arena with bleachers, food vendor stalls, office building, and older brick incinerator, several containers, roads, and parking lot. The majority of the buildings are situated in a block along the western property boundary on N Grant Ave. between E Camp St. and E Commerce St. The barn with stables/stalls is located on the northern property boundary. The rodeo arena, including the arena and bleachers, is located on the southern half of the property.

The buildings are mostly constructed of a stone wall exterior and metal roof. Parking lots, driveways, and maintained lawn and landscape cover the remaining property. The Site has multiple utilities, including power lines, domestic water and sanitary sewer from local city providers. The Site is vegetated with maintained grass and trees. There is no major surface hydrology as rainwater would appear to sheetflow to either of the adjacent roads, German Creek, or the Guadalupe River. Project location and boundary are depicted in **Appendix A** – Figures 1 and 2.

The approximate center of the Site used for the EDR Database Search is latitude/longitude (LAT/LONG): 29° 42' 55.15''N/ 98° 6' 648.41''W. Table 3-1 summarizes the 35 parcels of land situated within or adjacent to the Site.

**Table 3-1 Location and Legal Descriptions of Parcels**

<b>ID</b>	<b>Legal Description</b>	<b>Current Owner</b>
<b>3294</b> (Site)	<b>CITY BLOCK 5000, A- 2</b>	<b>CITY OF NEW BRAUNFELS</b>
<b>3292</b> (Site)	<b>CITY BLOCK 5000</b>	<b>CITY OF NEW BRAUNFELS</b>
<b>3293</b> (Site)	<b>CITY BLOCK 5000</b>	<b>CITY OF NEW BRAUNFELS</b>
<b>2734</b> (Site)	<b>CITY BLOCK 5063, LOT 1-2-3-4-5-6-10-11-12</b>	<b>COMAL COUNTY FAIR ASSOCIATION</b>
<b>2737</b> (Site)	<b>CITY BLOCK 5064, LOT 1-2-3-4-5-6-7-8-9-10-11-12</b>	<b>COMAL COUNTY FAIR ASSOCIATION</b>
<b>2830</b> (Site)	<b>CITY BLOCK 5075, LOT 1-2-3-4-5-6-7-8-9-10-11-12</b>	<b>COMAL COUNTY FAIR ASSOCIATION</b>
<b>2972</b>	<b>CITY BLOCK 5089, LOT 16</b>	<b>ESPINOZA, CARMEN</b>
<b>48666</b>	<b>RIO VISTA ADDITION, BLOCK 4, LOT 15</b>	<b>SMITH, JOHN C</b>

48665	RIO VISTA ADDITION, BLOCK 4, LOT 15 PT	SIBLEY-CUTFORTH, SHILOH
361512	A- 2 SUR- 1 J M VERAMENDI, ACRES 25.11	CITY OF NEW BRAUNFELS
3277	A- 2 SUR- 1 J M VERAMENDI	ARCHDIOCESE OF S A
3279	A- 2 SUR- 1 J M VERAMENDI, TRACT 3 OF E COMMON TO DITTLINGER BY CATHOLIC CEMETARY	CITY OF NEW BRAUNFELS
2622	CITY BLOCK 5050, LOT 5 & 6	LUNA, ISABEL
2621	CITY BLOCK 5050, LOT 4	RODRIGUEZ CRUZ & IRIS
2620	CITY BLOCK 5050, LOT 3	AGUILAR, DELIA
2619	CITY BLOCK 5050, LOT 1 & 2	WELCH, KATHRYN H
2736	CITY BLOCK 5063, LOT 9	KLINGEMANN, JAMES C & DONA
2735	CITY BLOCK 5063, LOT 7 & 8	SMURPHY LLC & P SOLANA LLC
2733	CITY BLOCK 5062, LOT 12 & E 25' LOT 11	JACOBS, CHARLES E JR & CHERYL
2729	CITY BLOCK 5062, LOT 5 & 6	ROSALES, GEORGE L
2746	CITY BLOCK 5065, LOT 12	GUERRERO, MONICA MARIE
2745	CITY BLOCK 5065, LOT 11	WESCH, RUSSELL
2744	CITY BLOCK 5065, LOT 10	LUHRS, MAXWELL & HAILEY BOCK
2743	CITY BLOCK 5065, LOT 9 & LOT 8-S 25'	NOWOTNY, LINDA
2742	CITY BLOCK 5065, LOT 7 & LOT 8-N 25'	GAYTAN, DECEMBER
2829	CITY BLOCK 5074, LOT 11 & 12	RIVERA, JESENIA C
2826	CITY BLOCK 5074, LOT 6 & NE 1/2 LOT 5	HERFURTH, GARY L & SHERIAL

2849	CITY BLOCK 5077, LOT 11 & 12	BRUEGMANN, MALTE
2837	CITY BLOCK 5076, LOT 7	MULHOLLAN, LEWIS A
2838	CITY BLOCK 5076, LOT 8	GRUENE RIVER HOME BUILDERS LLC
2839	CITY BLOCK 5076, LOT 9	MELSHA, LARA
2840	CITY BLOCK 5076, LOT 10	MARTINEZ, ANTONIO & SANTA
2841	CITY BLOCK 5076, LOT 11	CORTES, GERMAN & PATRICIA
2842	CITY BLOCK 5076, LOT 12	DELAHOYA, DAVID S
2836	CITY BLOCK 5076, LOT 6	BOWLES, LARRY

### **3.2 Site and Vicinity General Characteristics**

The Site is currently developed with fairgrounds facilities such as covered show areas, an open-air barn and with stables/stalls, rodeo arena with bleachers, food vendor stalls, office building, several containers, roads, and parking lot.

The Site has multiple utilities, including power lines, domestic water and sanitary sewer from local city providers. The Site is vegetated with maintained grass and trees. There is no major surface hydrology as rainwater would appear to sheetflow to either of the adjacent roads, German Creek, and the Guadalupe River which is adjacent to the east property line and flows in a southeasterly direction. The Site is vegetated with maintained grass and trees. There is no major surface hydrology as rainwater would appear to sheetflow to either of the adjacent roads.

### **3.3 Current Use of the Subject Property – Descriptions of Structures, Roads, and Other Improvements on the Property**

As the site of the Comal County Fair and Rodeo, this site is in high use during the Fair which is typically held annually, in late September. During the ‘off-season’ the Site is occupied by the Comal County Fair and Rodeo Association staff and volunteers as office and maintenance are required year-round. As stated in previous Section 3.2, the Site is currently developed with open-air barns and with stables/stalls, covered show areas, rodeo arena, bleachers, food vendor stalls, office building, several containers, roads, and parking lot. The majority of the buildings are situated in a block along the western property boundary on N Grant Ave. between E Camp St. and E Commerce St. The barn with stables/stalls is located on the northern property boundary. The rodeo arena, including the arena and bleachers, is located on the southern half of the property.

A number of the structures are constructed of a block walls, metal, or siding wall exterior and metal roof. Other structures on the Site are open-air with metal support and roof only. Parking lots, driveways, and maintained lawn and landscape cover the remaining property.

The Site has multiple utilities, including power lines, domestic water and sanitary sewer from local city providers. The Site is vegetated with maintained grass and trees. There is no major surface hydrology as rainwater would appear to sheetflow to German Creek or the Guadalupe River and E. Common St.

### 3.4 Current Uses of Adjoining Properties

Per the City of New Braunfels Planning Reference Maps, adjoining properties are classified with the following land uses: Open, Institution, Government and Residential - Low Density. The Site itself is identified with a Government Use designation. To the north and northeast, are residential homes and open use. The Guadalupe River flows along the east boundary of the Site from north to southeast. To the east, is the Guadalupe River and across is open use of land found in the river's floodway. South of the Site are the Comal and Saints Peter and Paul Catholic Cemeteries, the New Braunfels Public Library and residences. West of the Site are residences. The locations of sites on adjoining properties that were reported in the EDR database (i.e., sites that are recorded in one or more environmental databases) are presented in **Appendix F**. Documents used to determine the current uses are presented in **Appendices D and F**. Table 3-2 shows the current uses of the adjoining properties.

**Table 3-2 Current Uses of Adjoining Properties**

Direction from Site	Adjoining Land Use Description
North	Open/Residential
East	Open/Residential
South	Institutional/Government/Residential
West	Residential

## **4.0 USER PROVIDED INFORMATION**

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The standard environmental database search was conducted per Section 8.2.1 of ASTM standard. Federal, state, and city sources were used to determine current and historical Site conditions. Site reconnaissance visits were conducted to visually confirm presence/absence of any environmental conditions.

### **4.1 Recorded Land Title Records: Environmental Liens or Activity and Use Limitations**

The database research provided by EDR did not indicate any environmental liens on the Site property or nearby properties. Anding Environmental performed a review of past ownership and did not observe any prior liens on the Site.

The zoning of the Site is a *R-2 Single Family and Two-Family District* designation is established for development of single-family residences and associated uses as well as for development on larger parcels of land of low-density two-family duplex units. The Site also has a variance granted by the Zoning Board of Adjustments (May 27, 1998) for fence and parking.

### **4.2 Specialized Knowledge/Value Reduction Issues**

No specialized knowledge/value reduction issues were encountered within the scope of this assessment.

### **4.3 Owner, Property Manager, and Occupant Information**

The parcels within the Site are owned by CITY OF NEW BRAUNFELS and COMAL COUNTY FAIR ASSOCIATION. See Table 3.1 – *Location and Legal Description of Parcels* for owner designation for each parcel within subject Site. The Site is current utilized as the location of the Comal County Fairgrounds and Rodeo.

### **4.4 Reason for Performing Phase I ESA**

The purpose of this Phase I ESA is to investigate the Site and the surrounding properties for potential recognized environmental conditions (RECs). Both the City of New Braunfels and Comal County Fair Association are performing due diligence on all land parcels associated with the project study area to evaluate said RECs.

This Phase I ESA is intended to provide documentation of the "appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." This document is intended to develop a history of the previous uses and/or occupancies of the property and adjoining properties in order to identify those uses and/or occupancies that are likely to have contributed to RECs in connection with the Site.



## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources, Federal and State

A search of available environmental records was conducted by EDR Environmental Data Resources. The report is designed to meet the standard environmental record sources as defined in Section 8.2.1 of ASTM standard E1527-21. Table 5-1 presents a list of databases reviewed per the ASTM standard along with the number of sites found and mapped for each database.

Section 5.1.1 presents sites that could not be located on the map due to vague or unclear location information in databases. The radius searched is from the approximate center of the Site that was used for the EDR database search, which was LAT/LONG: 29° 42' 55.15''N/ 98° 6' 648.41''W. Based on the EDR Database Search (**Appendix F**), all adjoining/adjacent land parcels were reviewed, and all recorded environmental conditions were noted.

**Table 5-1 Records Reviewed-Mapped Sites**

Database	Radius Searched (miles)	Finding
<b>Federal Records</b>		
Brownfields Management System (BMS)	0.5	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0.5	0
CERCLIS Archive Site (CERC-AR)	0.5	0
CERCLIS No Further Remediation Action Planned (NFRAP)	0.5	0
Delisted National Priority List (DEL-NPL)	1.00	0
Emergency Response Notification System (ERNS)	Target Property	0
Hazardous Materials Incident Reporting System (HMIRS)	Target Property	0
National Priority List (NPL)	1.00	0
Open Dump Inventory (ODI)	0.5	0
Polychlorinated Biphenyls Activity Database (PADS)	Target Property	0
Polychlorinated Biphenyls Transformers (PCB)	Target Property	0
Resource Conservation and Recovery Act (RCRA) -Corrective Action (RCRA-COR)	1.00	0
RCRA-Generator (RCRA-GEN)	0.250	0
RCRA-Non-Generators (RCRA-NON)	0.250	0
Formerly Used Defense Sites (FUD)	1.00	0
RCRA-Transfer Storage Disposal (RCRA-TSD)	0.5	0
Records of Decision (RODS)	1.00	0
Financial Assurance	Target Property	0
Toxic	Target Property	0

Database	Radius Searched (miles)	Finding
<b>State Records</b>		
TX Brownfields (TX BF)	0.5	0
TX Council of Governments Landfills (TX COG LF)	0.5	0
TX Dry Cleaner Registration (TX DC-REG)	0.250	1
TX Dry Cleaner Remediation (TX DC-REMD)	0.5	0
TX Industrial Hazardous Waste (TX IHW)	0.250	0
TX Industrial Hazardous Waste Corrective Waste (TX IHW- CA)	0.250	0
TX Innocent Owner Protection (TX IOP)	Target Property	0
TX Landfills (TX LF)	0.5	0
TX Closed Landfill Inventory (CLI)	0.5	4
TX Leaking Petroleum Storage Tanks (TX LPST)	0.5	0
TX Underground Storage Tank (TX UST)	0.250	4
TX Municipal Settings Designation Applications (TX MSD)	0.5	0
TX Notice of Violation (TX NOV)	Target Property	0
TX Petroleum Storage Tank (TX PST)	0.250	0
TX Radioactive Waste Sites (TX RWS)	Target Property	0
TX Railroad Commission Voluntary Cleanup Program (TX RRC VCP)	0.5	0
TX Superfund (TX SF)	1.0	0
TX Spills (TX SPILLS)	Target Property	0
TX Submitted Well Information (TX SWL)	0.25	0
TX Voluntary Cleanup Program (TX VCP)	0.5	0
TX Water Development Board Located Wells (TX WDB)	0.25	0
USGS Wells	1.0	0
Facility Index System/Facility Registry System (FINDS)	Target Property	0
Enforcement and Compliance History Online	Target Property	0
AUL	0.5	0
<b>Tribal (TRIB) Records</b>		
TRIB LPST	0.5	5
TRIB LUST	0.5	0
TRIB RDR	0.5	3
<b>EDR Exclusive Records</b>		
EDR	0.125	5
<b>Total</b>		<b>22</b>

### 5.1.1 Map Findings

EDR database research records produced multiple findings for potential RECs within ½ mile of the Site. These map findings include USTs, Automotive Shops, Dry Cleaners, and LPST. Section 5.2.3 discusses the local hydrogeology and explains how some map findings reported in the EDR as upgradient are actually downgradient due to the adjacent groundwater divide. Multiple map findings were erroneously located near the Site but are greater than 1 mile away.

One (1) map finding, the Comal County Fairgrounds closed Landfill, is being considered a REC and VEC finding to the Site.

Map findings at the Site target property are summarized in Table 5-2 below.

**Table 5-2 Map Findings**

<b>SITE NAME</b>	<b>DATABASE FINDINGS</b>	<b>GW FLOW Direction</b>	<b>DIST (mi)</b>
<b>SITE: COUNTY FAIRGROUNDS</b>	CLI	Down-Gradient	0.421
The County Fairgrounds closed landfill was identified as a map finding southeast and down-gradient to the Site. This location was erroneously located approximately 0.4 miles off-site in the EDR report. This finding represents a REC and VEC to the Site and is discussed in more detail in <b>Section 6.6</b> of this report.			
<b>KENOS DRIVE IN GROCERY 100034</b>	UST	Up-Gradient	0.008
The map finding is an incorrect location. The location of address is off Business-IH 35 over one (1) mile southwest of Site, and therefore does not represent a REC to the Site.			
<b>MAIN SERVICE STATION</b>	EDR HIST AUTO	Up-Gradient	0.058
The map finding is an incorrect location. The location of address is off Business-IH 35 over one (1) mile southwest of Site, and therefore does not represent a REC to the Site.			
<b>DAVE'S CLEANERS</b>	EDR HIST CLEANER	Up-Gradient	0.059
The map finding is an incorrect location. The location of address is off Business-IH 35 over one (1) mile southwest of Site, and therefore does not represent a REC to the Site.			
<b>EAST COMMERCE HAT AND TAILOR SHOP</b>	EDR HIST CLEANER	Up-Gradient	0.063
The map finding is an incorrect location. The location of address is in San Antonio, and therefore does not represent a REC to the Site.			
<b>COMET CLEANERS</b>	DRYCLEANERS	Up-Gradient	0.064
The map finding is an incorrect location. The location of address is off Highway 46 over one (1) mile southeast of Site, and therefore does not represent a REC to the Site.			

<b>SITE NAME</b>	<b>DATABASE FINDINGS</b>	<b>GW FLOW Direction</b>	<b>DIST (mi)</b>
CIRCLE K STORE 2704090	UST, FINANCIAL ASSURANCE	Up-Gradient	0.076
The map finding is an incorrect location. The location of address is off Highway 46 over one (1) mile southeast of Site, and therefore does not represent a REC to the Site.			
BLACKMON AUTOMOTIVE & TRANSM	EDR HIST AUTO	Up-Gradient	0.084
The map finding is an incorrect location. The location of address is in San Antonio where business currently resides, and therefore does not represent a REC to the Site.			
THE BIER HAUS	UST	Up-Gradient	0.103
The map finding is an incorrect location. The location of address was not identified in New Braunfels, and therefore does not represent a REC to the Site.			
EASLEY D A JR	EDR HIST AUTO	Up-Gradient	0.125
The map finding is an incorrect location. The location of address is in San Antonio, and therefore does not represent a REC to the Site.			
BUTCH IRVING	CLI	Down-Gradient	0.159
The map finding is an incorrect location. The location of address is in Kerr County, and therefore does not represent a REC to the Site.			
PIT STOP FOOD MART 8	LPST, UST, FINANCIAL ASSURANCE	Down-Gradient	0.179
The Pit Stop Food Mart 8, located southwest and down-gradient of the Site, had an LPST discovered in 2016. An investigation concluded in 2017 no groundwater impact, no apparent threats or impacts to receptors and final concurrence was issued.			
Due to the conclusion of investigation that groundwater was not impacted, the distance from the Site, and location downgradient of Site, this map finding does not represent a REC to the Site.			
STRIPES 1537	RDR, LPST	Down-Gradient	0.345
This gas station and convenience store is located southwest and down-gradient of the Site. A LPST was identified in 2016. A Records Determination Report (RDR) was filed an assessment was incomplete; however no apparent receptors were impacted. The LPST was removed and pending final well plug.			
Due to the map finding being located down-gradient at that distance from the Site, this map finding does not represent a REC to the Site.			
SAC -N- PAC # 1537	LPST, ASBESTOS	Down-Gradient	0.353
This gas station and convenience store is located southwest and down-gradient of the Site. A LPST was identified in 2016. A Records Determination Report (RDR) was filed an assessment was incomplete; however no apparent receptors were impacted. The LPST was removed and pending final			

<b>SITE NAME</b>	<b>DATABASE FINDINGS</b>	<b>GW FLOW Direction</b>	<b>DIST (mi)</b>
<p>well plug. A routine asbestos inspection was performed on October 14, 2015, which concluded with zero (0) violations.</p> <p>Due to the conclusion of the RDR that no apparent receptors were impact, the down-gradient and southwest location to the Site, this map finding does not represent a REC to the Site.</p>			
<b>CIRCLE K 772</b>	<b>LPST, UST, ASBESTOS</b>	<b>Down-Gradient</b>	<b>0.355</b>
<p>The Circle K 772, located west-southwest and down-gradient of the Site, had an LPST discovered in 1995. The investigation concluded in 1997 that groundwater was not impacted, and there are no apparent threats or impacts to receptors. Final concurrence was issued, and case was closed.</p> <p>The UST was installed in 1973 and removed from the ground in 1995. No incidents were reported.</p> <p>A routine asbestos inspection was performed on October 14, 2015, which concluded there were violations. This would not impact the Site.</p> <p>Due to the conclusion of LPST investigation that groundwater was not impacted, the distance from the Site, and location downgradient of the Site this map finding does not represent a REC to the Site. Due to the UST being removed without incident this map finding does not represent a REC to the Site.</p>			
<b>PIT STOP FOOD MART NO 15</b>	<b>RDR</b>	<b>Down-Gradient</b>	<b>0.36</b>
<p>The Pit Stop Food Mart is located southwest and down-gradient of the Site. EDR and TCEQ records are incomplete for this map finding.</p> <p>Due to the contamination being limited to soil and not groundwater, and the distance from the Site and being downgradient, this map finding does not represent a REC to the Site.</p>			
<b>HANZ PROPERTY SITES; OLD HEIDMAN PROPERTY</b>	<b>CLI</b>	<b>Down-Gradient</b>	<b>0.366 0.496</b>
<p>This closed landfill has been identified northeast and down-gradient of the Site. This landfill operated for approx. three (3) months in this location in 1964, per 1981 AACOG Survey.</p> <p>As the map finding is down-gradient and across the Guadalupe River from the Site and no environmental database compliance records or concerns were observed, this map finding does not represent a REC to the Site.</p>			
<b>ARLONS GARAGE</b>	<b>LPST</b>	<b>Down-Gradient</b>	<b>0.373</b>
<p>Arlon's Garage, located west-southwest and down-gradient of the Site, had an LPST discovered in 1993. The investigation concluded in 1998 that there was impact to the Edwards Aquifer Recharge/Transition Zone. Final concurrence was issued, and case is closed.</p> <p>Due to the distance from the Site, and location down-gradient of the Site this map finding does not represent a REC to the Site.</p>			
<b>MCKENNA MEMORIAL HOSPITAL</b>	<b>LPST, UST</b>	<b>Down-Gradient</b>	<b>0.377</b>
<p>McKenna Memorial Hospital is located west and down-gradient of the Site.</p>			



SITE NAME	DATABASE FINDINGS	GW FLOW Direction	DIST (mi)
<p>A LPST was discovered in 1995 and investigation began. The investigation concluded in 1999 that there was impact to the Edwards Aquifer Recharge/Transition Zone. Final concurrence was issued, and case is closed. The UST was installed in 1982 and removed from the ground in 1995. No incidents were reported.</p> <p>Due to the distance from the Site, and downgradient location from the Site this map finding does not represent a REC to the Site.</p>			
TIGER TOTE 21	RDR	Down-Gradient	0.477
<p>The Tiger Tote 21 is located east northeast and down-gradient of the Site. TCEQ databases indicate a historic LPST.</p> <p>Due to the distance from the Site, and location down-gradient and across the Guadalupe River from the Site, this map finding does not represent a REC to the Site.</p>			

**Historic Landfill** - A historic landfill is located on the eastern portion of the Site, between the historic racetrack and the Guadalupe River, just north of Common Street. The landfill was reported in a 1981 ACOG Survey as site UNUM ID 802 and identified in a TDH memo dated 04/19/1971, per TCEQ Municipal Solid Waste databases. The TCEQ database states that the landfill was in operation between 1965-1969 and received only domestic household waste. Very few records were found outside of the TCEQ database, and no maps of the exact location of the landfill could be located. The EDR report incorrectly placed the landfill on the map as off-site.

Historic aerials and Sanborn Fire Insurance Maps were first reviewed for any indicators of where the landfill was located. No obvious evidence of an active or recently closed landfill was observed in either resource.

Anding Environmental submitted information requests to the City of New Braunfels Engineering, Sanitary, and GIS departments, and the Comal County Commissioner's Court archives, and no records were found by any parties. Anding Environmental visited the Sophienburg Museum and Archives to review historic newspaper articles, maps, and documents. Only a few references to the landfill were observed, and no additional information regarding operational history, dates, or location were observed.

A 2006 site investigation titled "*Geoarcheological and Historical Investigations in the Comal Springs Area, LCRA Clear Springs Autotransformer Project, Comal County, Texas*", references the landfill, but no additional information regarding operational history, dates, or location were observed. This report states that up to four (4) separate landfill sites on the fairgrounds existed, however, it is unclear on the location, or if the sites were adjacent to one another or geographically separate. A previous archeological investigation identified "a multicomponent site, 41CM288, approximately 75 m east of an incinerator building on the bank of German Creek, at the northern edge of the property. This site contains a mix of burned prehistoric flakes and historic trash, mostly household in nature and apparently from the 1930s or 1940s." Also, Findings from a separate report indicate the City used an approximate 5-acre portion of the grass-covered field on the eastern portion of the fairgrounds as a landfill from 1965 to 1969."

Anding Environmental conducted multiple phone interviews with Mr. Arlon Hermes, a former employee of the fairgrounds with historic knowledge of the landfill. Mr. Hermes concurred with

the TCEQ database record for dates of operation and that the landfill was only utilized for domestic household waste. Mr. Hermes was able to draw the location of the landfill on a map, which is presented in **Figure A-3** of this report. Per Mr. Hermes, no other landfills were located on the Site.

**Section 6.6** discusses additional research and findings for the historic landfill.

### **5.1.2 Unmapped Sites.**

Three (3) orphan sites were identified nearby through EDR database records search.

- Comal County Landfill is identified as an unmapped landfill located on FM 1101 7.5 miles from Main Plaza in City of New Braunfels, TX. Due to the distance and down-gradient location, the finding is not considered a REC to the Site.
- Comal County Water Improvement District No 2, approx. 2,040 acres of land located south of FM 1863, north of FM482 and west of Krueger Canyon Rd. is identified as a as an unmapped finding. Research of County Records indicates a District No 2 does not exist. Additionally, based on location this map finding appears to represent Cemex Quarry. However, due to the distance and down-gradient status, the finding is not considered a REC to the Site.
- The Sundance Golf Course is identified as an unmapped finding. This location is now developed with Rio Terra Retirement, a senior housing community. Due to the nature of the existing site use, distance and down-gradient location, this finding is not considered a REC to the Site.

## **5.2 Physical Setting Sources**

The Site consists of five (5) parcels approximately 38.23-acres in total and is developed with the Comal County Fairgrounds. The eastern portion of the Site is less developed and contains mostly the open grass areas used for parking, the rodeo, and the historic livestock barn and incinerator. The western portion of the site contains the livestock show buildings, office and storage buildings, food vendor buildings, and the large, paved parking lot utilized for the carnival activities. A majority of the information in the following section was obtained from the EDR results (**Appendixes D and F**) and online available databases.

### **5.2.1 USGS 7.5-Minute Topographic Map**

United States Geological Survey (USGS) 7.5 topographic maps were used (**Appendix D**) to obtain topographic data, such as elevation levels and geomorphic data of the Site.

According to the topographic maps used for this Phase I ESA, the Site has an approximate elevation of 650' feet above msl, is relatively flat, and the Site generally slopes to the east to towards the Guadalupe River. The Site sits on a bluff over the Guadalupe, with steep slopes down to the river. German Creek crosses through the northeastern Site boundary, and the Guadalupe acts as the Site's eastern Site boundary. Water would appear to sheet flow towards German Creek, the Guadalupe River, or Common Street.

### **5.2.2 USDA Soil Conservation Service Soil Survey**

Information pertaining to soil characteristics in and around the project area was obtained from the EDR Report (**Appendix F**) and the U.S. Department of Agriculture (USDA) Soil Survey, which indicated that the Site is in an area that consists primarily of soil classified as Krum clays, with Boerne fine sandy loams along German Creek and the Guadalupe River. Per the USDA records, the clays are well drained with a very slow infiltration rates.

### **5.2.3 Hydrogeological and Hydrologic Setting**

Based on review of hydrologic data provided in the EDR Report, there are three (3) federal USGS wells and no federal FDRS water supply system wells within 1 mile of the Site. There one (1) state database well within 0.25 miles of the Site, and 45 state database wells within 1 mile from the Site. There are no oil/gas well from the state databases located within 0.5 mile from the Site.

Information regarding the regional groundwater flow was provided by EDR and due to the unique location of the Site between the Comal River and Guadalupe River, additional regional hydrogeologic setting information was reviewed. The regional shallow hydrogeologic gradient flow is typically towards the southeast, however, the local hydrogeologic gradient flow is assumed to mimic the local topographic gradient in the vicinity of the target property, which is generally to towards either the Comal River or Guadalupe River.

The Site is located on the western boundary of the Elm Creek – Guadalupe River hydrologic unit (HUC). Groundwater from the Site would seemingly flow to the northeast/east towards the Guadalupe River. Groundwater near the southern portion of the Site may even flow to the southeast / south, as the Guadalupe River bends back around south of the Site. The boundary of the Dry Comal Creek – Comal River HUC is located ~500' west of the Site, which represents the approximate location of a groundwater divide. Groundwater on the west side of the divide is likely flowing to the southwest towards the Comal River.

Therefore, while map findings located immediately west of the site would be considered up-gradient, map findings greater than ~0.25 miles west of the Site would be on the other side of this groundwater divide and be considered down-gradient of the Site. It should be noted that hydraulic gradient with depth and regional groundwater flow direction may vary and be influenced by seasonal changes, geology, or local groundwater pumping patterns. Groundwater flow direction measurements would be necessary to determine the actual on-site direction and gradient.

### **5.2.4 Flood Insurance Rate Map**

Based on the Federal Emergency Management Agency (FEMA) FIRM 48091, Panel C0455F, effective date of September 2009, the majority of the Site lies in an “X” “Area of Minimal Flood Hazard” flood zone. An “X” flood zone is an area determined to be outside the 500-year flood zone and is considered an “Area of Minimal Flood Hazard”. The portions of the Site immediately adjacent to German Creek and the Guadalupe River are located within the floodplain.

## **5.3 Historical Use information**

Anding Environmental conducted pertinent interviews and reviewed available historical use information to ascertain the historical uses of the Site and immediately adjacent properties to

evaluate the presence of activity of potential environmental concern. An aerial photograph for the area in which the Site is located is presented as Figure A1 in **Appendix A**. Historic aerials display the Site undeveloped prior to 1958. Current aerial photos portray the site as developed with the current commercial building. Copies of the historical resources obtained from Environmental Data Resources, Inc. (EDR) are provided in **Appendix D**. A copy of the completed User Questionnaire is provided in **Appendix C**.

Interviews with the current Site owner, along with historic aerials, indicate the Site has been historically utilized as the Comal County Fairgrounds. The county fair is held once a year and includes livestock shows and rodeo, carnival, food vendors, and other activities. During the off season, the Site office building is utilized by staff, but the majority of the Site is not utilized, only maintained by staff.

The eastern portion of the Site between the historic racetrack and the Guadalupe River was historically used as a municipal solid waste landfill. Sections 5.1.2 and 6.6 discuss the landfill in more detail.

### **5.3.1 Standard Historical Sources on the Subject Property and Adjoining Properties**

A standard historical search was conducted on the subject property and adjoining properties. The following sources were searched; aerial photographs, fire insurance maps, USGS 7.5-Minute topographic maps, local street directories, zoning/land use records, and local fire department and city records.

#### **5.3.1.1 Aerial Photographs**

Historical aerial photographs are shown in **Appendix D**. Table 5-2 provides the summarized findings of the historical aerial photographs used to determine development of the Site and the surrounding areas.

**Table 5-2 Aerial Photographs Summary**

<b>Date</b>	<b>Property and Adjacent land Use</b>	<b>Source</b>
2016 2012 2008 2005	By 2005, the racetrack has been demolished, along with most of the livestock barns east of the track. The baseball fields have been removed and the rodeo arena area has been expanded. The portion east of the track appears to be grass area used as parking.	USDA/NAIP
1995 1983 1973 1969	Additional buildings such as the livestock show buildings, the incinerator, and livestock barns on the eastern portion of the Site have been developed. The center of the racetrack has a baseball field. Additional driveway paths are visible and the parking lot in front of the office building has been paved with concrete by 1995, and some of the buildings have expanded in size. Additional residential development to the south and across the river to the northeast.	USDA/DOQQ USGS/ASCS

Date	Property and Adjacent land Use	Source
1958 1952	The Site can be seen as developed with a few buildings and the historic racetrack. Some type of soil disturbances can be seen east of the racetrack; however, it is unclear if these are landfill activities. The surrounding area west of the river is developed with residential homes with developed streets similar to present day. Some residential homes are north of German Creek, and the remaining area north of the creek and east of the Guadalupe River are largely undeveloped rural land utilized for agriculture.	USGS

### 5.3.1.2 Fire Insurance Maps

Sanborn Fire Insurance Maps covering the Site were found for the following years:

- 1969
- 1949
- 1930
- 1922

These maps were heavily utilized in reviewing historic Site conditions such as trying to locate the historic landfill and reconciling incorrect EDR Map Finding locations west of the Site.

### 5.3.1.3 Property Tax Files

There were no additional owners identified in the database research for the historical ownership of the property. Warranty Deeds transferred ownership to the Comal County Fair Association in September 1964 for the three parcels they currently own: Property IDs 2734, 2737 and 2830.

The Owner questionnaire for which the City of New Braunfels provided response indicated the City has owned the property for over 120 years.

Anding Environmental did not review additional property tax files or property values for the Site because this task was not included in the scope of work.

### 5.3.1.4 Land Title Records and Chain of Titles

The database research of the Site identifies the City of New Braunfels and the Comal County Fair Association as the current owners of parcels which comprise the Site. Warranty Deeds transferred ownership to the Comal County Fair Association September 2, 1964, for the three (3) parcels which they currently own: Property IDs 2734, 2737 and 2830. No additional deed history information was identified for the three parcels, and there was no deed history information available for the three (3) parcels owned by the City of New Braunfels (Property IDs: 3292, 3293, and 3294).

Anding Environmental did not review any Land Title Records or Chains-of-Title for the Site because this task was not included in the scope of work.



### 5.3.1.5 USGS 7.5-Minute Topographic Map

According to the topographic maps used for this Phase I ESA, the Site has an approximate elevation of 650' feet above msl and the Site slopes to the east.

Copies of all USGS historical topographic maps reviewed are presented in **Appendix D**. Table 5-3 displays the dates from the topographic maps. A review of the historic topographic maps indicated that no major change in local topography or drainages have occurred, only additional developed structures and roadways in the area.

**Table 5-3 Historical Topographic Maps**

Date	Source
2019	USGS
2016	
2013	
1994	
1973	
1958	
1927	
1925	
1916	

### 5.3.1.6 Zoning/Land Use Records

The City of New Braunfels Planning department was contacted for this assessment and City and Comal County GIS mapping applications were used to investigate the zoning and land use of the Site.

The zoning of the Site is a *R-2 Single Family and Two-Family District* designation is established for development of single-family residences and associated uses as well as for development on larger parcels of land of low-density two-family duplex units. The Site also has a variance granted by the Zoning Board of Adjustments (May 27, 1998) for fence and parking.

The Site is used for fairground activities during the fair each year. The office, storage, and maintenance buildings are used throughout the remainder of the year.

The Site is currently developed with fairground facilities such as livestock show buildings, barns and stables/stalls, rodeo arena with bleachers, food vendor stalls, office building, storage buildings, roads, and parking lot. The majority of the buildings are situated in a block along the western property boundary on N Grant Ave. between E Camp St. and E Commerce St. The barn with stables/stalls is located on the northern property boundary. The rodeo arena, including the arena and bleachers, is located on the western half of the property.

### 5.3.1.7 Local Fire Department and City of New Braunfels

An Open Record Request with the City of New Braunfels concerning responses to any hazardous materials releases, fires, and any environmental incidents was requested in accordance with

Chapter 552 of Texas Government Code, the Public Information Act. Our request was received on October 4, 2022. Our request was forwarded to the relevant department(s) to locate the information.

Anding Environmental received a response for this Site (properties) from the City of New Braunfels which indicated there one (1) incident of a fire on July 23, 2001. Per NFIRS Incident Report provided in ORR, a grass fire began which spread to structure (bathroom near the “old smokestack”). According to report, structure was not usable prior to fire. Structure and grass fire were extinguished.

## **6.0 SITE RECONNAISSANCE**

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### **6.1 Objective**

Site reconnaissance for this project was conducted by Anding Environmental on December 06, 2022. The objective of the site reconnaissance was to seek evidence of existing environmental impacts, or potential for adverse environmental impacts, on the Site and adjacent properties. Anding Environmental conducted a thorough investigation of historical uses of the Site and looked for any indication of past contamination. The Site was assessed for possible sources of contamination that could occur in the future. Additionally, Anding Environmental looked for evidence of where the historic landfill was located. Photographs from the site reconnaissance are provided in **Appendix B**.

### **6.2 Methodology and Limiting Conditions**

#### **6.2.1 Methodology**

Anding Environmental's Chief Geologist, Mr. Matt Anding, PG, and environmental scientist Ms. Amanda Anding conducted the site reconnaissance. The site reconnaissance consisted of a thorough walkthrough to evaluate the environmental condition of the Site. During the site reconnaissance, any indication of existing or potential for adverse environmental impact was recorded, such as staining on soil cover or evidence of spill around areas of concern. The quality of the ground and vegetation was visually inspected for a noticeable smell and/or discoloration.

While conducting the site visit, any material that could contain hazardous substances or petroleum products would have been photographed and its geographic location (LAT/LONG) obtained via GPS technology. Another aspect of the site reconnaissance was to visually investigate the adjacent properties for any source of contamination that could potentially enter the Site.

It was noted if the adjacent property is commercial/industrial or residential to determine former land use and potential for adverse environmental impact to the Site. Any presence of drums or any other container(s) that may have contained hazardous material or hazardous waste was noted. Entry location of pipes or tributaries entering the Site from an adjacent property was observed for evidence of impact.

All notable conditions were photographed and can be seen in **Appendix B - Photographic Documentation**.

#### **6.2.2 Limitations**

Anding Environmental was able to access the entire Site and was able to interview the Owner/User.

### 6.3 Observations

**Table 6-1**  
**On-Site Conditions Observed**

On-Site Conditions	Observed
Underground Storage Tanks	No
Aboveground Storage Tanks	No
Hazardous Substances and Petroleum Products	No
Hazardous Wastes	No
Landfills, Dumps, Waste Burials, and Solid Waste	Yes
Utilities	Yes
Potable Water Supply or Wells	Yes
Wastewater, Sewage Disposal, and Septic Systems	Yes
Polychlorinated Biphenyl Equipment	Yes
HVAC Systems	Yes
Pits, Ponds, Lagoons, and Other Surface Waters	Yes
Drains, Sumps, Cisterns, and Cesspools	No

#### 6.3.1 Exterior Site Description

The Site is currently developed as the Comal County Fairgrounds& Rodeo. The eastern portion of the Site is developed with paved driveways and parking lot for the livestock show buildings, office building, storage buildings, and food vendor buildings. The western portion of the Site is less developed and consists of mainly grass fields for parking, along with the rodeo arena, livestock barns and stalls, and incinerator building.

The Site has multiple utilities, including power lines, domestic water and sanitary sewer from local city providers.

The Site is vegetated with maintained grass and trees. German Creek runs along the northern Site boundary, and the Guadalupe River acts as the eastern Site boundary. rainwater would appear to sheetflow to either the creek or river, or Common Street.

The Site's exterior was observed to be in good environmental condition with no evidence of staining or spilling.

#### 6.3.2 Interior Site Description

Buildings on the Site include:

East of Grant Ave between E Camp Street and E Commerce Street

- An open livestock area with a metal roof and no side walls
- A building typically utilized for wildlife displays during the fair
- A building typically utilized for plants during the fair
- A building typically utilized for arts/crafts during the fair
- Small storage and food vendor buildings



East of S East Avenue

- A meeting hall building
- Office building
- Storage building
- Large food vendor building

Northeastern Portion of Site

- Historic incinerator building
- Livestock barn with interior stalls

No bulk storage of petroleum products or hazardous substances are currently or have historically been utilized in any of the buildings.

The interior of the buildings were observed to be in excellent environmental condition. The facility is well kept and regularly maintained. No industrial processes took place at the Site.

#### **6.4 Prior Assessment Usage**

No prior environmental assessments are known to have been conducted at the Site.

#### **6.5 Uses and Conditions**

The Site itself is identified with a Government Use designation. The Site is utilized as the Comal County Fairgrounds, mainly for the annual fair, however other events use the fairgrounds for large gatherings throughout the year. In the offseason, the staff utilize the office building and maintain the grounds.

No industrial processes have been known to be conducted at the Site. **Section 6.6** discusses the historic landfill at the Site.

The site was observed to be in good environmental condition with no environmental hazards or conditions observed during the site reconnaissance.

##### **6.5.1 Interior and Exterior Environmental Observations**

###### **6.5.1.1 Hazardous Substances and Petroleum Products Found in Connection with Identified Current Use(s) of the Subject Property**

The Site is currently utilized for a few fair and event gatherings on the fairgrounds throughout the year, and staff maintains the property the remaining portions of the year. There is no bulk storage of petroleum products or hazardous substances at this facility, nor any industrial activities requiring significant petroleum products or hazardous substances.

Anding Environmental observed the Site to be clean with no evidence of spilling or staining. The interior of the facilities were observed to have very clean spaces and flooring. Minor staining inside the arts and crafts building flooring was observed but are considered *de minimis*.

#### **6.5.1.2 Hazardous Substances and Petroleum Products Found in Connection with Identified Past Use(s) of the Subject Property**

The Site has historically been utilized as the county fairgrounds with no known industrial processes. There is no bulk storage of petroleum products or hazardous substances at this facility. Small volume products such as cleaning supplies, gas cans, small volume oil containers have been generally used and stored inside some of the facilities.

The eastern portion of the Site property was previously utilized as a domestic municipal solid waste landfill, which is discussed in more detail in **Section 6.6**.

#### **6.5.1.3 Storage Tanks**

No storage tanks were observed during the Site reconnaissance or were found to be associated with current or historic Site usage.

#### **6.5.1.4 Odors**

No odors were observed during the Site reconnaissance.

#### **6.5.1.5 Pools of Liquid**

No pools of liquid were observed during the Site reconnaissance.

#### **6.5.1.6 Drums, Containers, and Sacks of Chemicals**

No drums or containers were observed during the Site reconnaissance. As the Site has not been historically utilized for any industrial processes, it is unlikely that any large volume storage containers were used on the Site.

#### **6.5.1.7 PCBs (Polychlorinated Biphenyls)**

The observed power lines were equipped with pole-mounted transformers which appeared to be newly constructed and is not probable to contain PCBs. Historically, transformers may contain dielectric fluids mostly polychlorinated biphenyls (PCBs).

### **6.5.2 Interior Environmental Observations**

The interior of Site buildings were observed to be in excellent environmental condition. The interior of the facilities were observed to have very clean spaces and flooring. Minor staining inside the arts and crafts building flooring was observed but are considered *de minimis*.

#### **6.5.2.1 Stains and Spills**

The interior of the facilities were observed to have very clean spaces and flooring. Minor staining inside the arts and crafts building flooring was observed. Interviewing the Site maintenance staff indicated the stains are from small splashes and spills coming from maintenance equipment such as lawnmowers and weed eaters. As these are very minor in size, and the concrete flooring was

observed to be in excellent condition with no cracking which would allow infiltration into subsurface conditions, these minor stains are considered *de minimis*.

#### **6.5.2.2 Drains and Sumps**

No drains or sumps are located within the Site buildings.

### **6.5.3 Exterior Environmental Observations**

The exterior of the Site was observed to be in good environmental condition, with the exception of minor construction debris dumping discussed in **Section 6.5.3.3**.

#### **6.5.3.1 Stained Soil or Pavement**

No stained soil was observed on the Site. Minor pavement staining were observed in the parking lot due to vehicles parking, but no significant findings.

Anding Environmental also reviewed recent and historic aerials and observed no stains or spills on the Site.

#### **6.5.3.2 Stressed Vegetation**

No stressed vegetation was observed during the site reconnaissance.

#### **6.5.3.3 Solid Waste**

The Site only produces basic municipal solid waste from the office building and fair activities, which are collected in the exterior dumpster.

Minor dumping of solid construction debris was observed during the site reconnaissance. Where the flat topography begins to slope down to German Creek and the Guadalupe River in the northeastern and eastern portions of the Site, construction debris was observed in the soil. This includes debris such as brick, broken pavement, soil piles, and rebar. As the debris does not appear to have any petroleum products or hazardous substances, this finding is considered *de minimis*.

A historic closed solid waste landfill is located on the eastern portion of the Site, which is discussed in more detail in **Section 6.6**.

#### **6.5.3.4 Wastewater**

No wastewater processes were observed during the site reconnaissance, other than domestic sewer hookup to city utilities.

#### **6.5.3.5 Wells, Septic Systems, and Pipelines**

No wells, septic systems, or pipelines were observed during the site reconnaissance.

## 6.6 Historic Landfill

A historic landfill is located on the eastern portion of the Site, between the historic racetrack and the Guadalupe River, just north of Common Street. The landfill was reported in a 1981 AACOG Survey as site UNUM ID 802 and identified in a TDH memo dated 04/19/1971, per TCEQ Municipal Solid Waste databases. The TCEQ database states that the landfill was in operation between 1965-1969 and received only domestic household waste. Very few records were found outside of the TCEQ database, and no maps of the exact location of the landfill could be located. The landfill is incorrectly labeled in the EDR maps due to a lack of location data in databases. Section 5.1.2 discusses additional records research for the landfill.

Many fairground and city staff have been aware of the historic landfill; however, the details of its operational use and exact location have been largely unknown. Anding Environmental was tasked with identifying the location of the historic landfill. The below section summarizes all location information discovered during the records research, through interviews, and the Site reconnaissance.

- The TCEQ MSW database indicated the landfill location is located off Common Street near Pearce Avenue.
- The 2006 geoarchaeological and historical investigation indicated some trash from the 30's-40's was located in surficial soil, mainly household items, just east of the incinerator in the northern portion of the Site.
- Anding Environmental observed construction debris where the flat topography begins to slope down to German Creek and the Guadalupe River in the northeastern and eastern portions of the Site.
- An interview with longtime fairgrounds staff member, Mr. Hermes, indicated the landfill was located between the historic racetrack and the Guadalupe River, just north of Common Street, as displayed in **Figure A-3**. He also indicated that there was no landfill located east of the incinerator in the northeastern portion of the Site.

Anding Environmental contracted SoftDig to conduct a Ground Penetrating Radar (GPR) survey of the fairgrounds Site to see if any evidence of the landfills could be detected with the GPR technology. Anding Environmental provided SoftDig with figures displaying prioritized areas for the GPR survey. GPR survey priority areas are displayed on **Figure A-3**.

- The Priority 1 area is located in the northern portion of the Site and is based on discussions of a potential small landfill east of the incinerator, the 2006 geoarchaeological study which found surficial debris from the 30's and 40's, and the construction debris observed along the banks of the slopes down to the creek and river by Anding Environmental during the field reconnaissance.
- The Priority 2 area is located in the eastern portion of the Site between the historic racetrack and the Guadalupe River, and is based on the TCEQ database, the interview with Mr. Hermes, and the construction debris observed along the slopes down to the Guadalupe River.
- The Priority 3 area was based on the TCEQ database which has one mention of a "parking lot built over landfill at fair grounds".

SoftDig conducted the GPR survey between November 29- December 02, 2022. The GPR survey did not result in any significant findings, as the technology was unable to locate or delineate the



landfill. The thick clays on the Site seemed to be rather consistent across the survey area, with no obvious transitions to different materials or detections of metal or other materials. Two (2) small areas did appear to have slightly different soil composition; however, the areas did not display any evidence of subsurface metal or other materials, and due to the size, do not necessarily fit the description of the large landfill. The areas may have just been where soil was previously disturbed. The two (2) areas are displayed on **Figure A-3**.

It is Anding Environmental's professional opinion, based on the level of confidence of the GPR surveyor and the interview with Mr. Hermes, that the two (2) GPR findings are not likely to represent the location of the historic landfill, and that the historic landfill is located on the eastern portion of the Site between the historic racetrack and the Guadalupe River, as displayed on **Figure A-3**.

Any construction or disturbance over a closed landfill, even if not disturbing waste, requires TCEQ authorization (30 TAC 330.952(a)). Any activity that may affect the integrity of the final cover over the closed MSW landfill is considered a disturbance. Examples of disturbances include fences or light poles, landscaping, and use of land for parks or athletic fields, paved parking areas, storage, or as staging areas for other activities. In order to fully delineate the spatial extent of the landfill, a closed landfill subsurface investigation and delineation conducted by a Professional Engineer (PE) is required, including soil borings and samples, per 30 TAC 330.953(c). If buried waste is encountered during development, construction activities must cease, and the owner must notify the persons listed in 30 TAC 330.953(d) and file a *Notice to Real Property Records* in accordance with 30 TAC 330.962. The owner must then obtain an authorization to conduct an investigation to delineate the extent of the waste before continuing construction.

The historic landfill represents a Recognized Environmental Condition (REC) to the Site, as the contents of the landfill and any potential impacts to the environment are unknown. In order to determine the presence of any environmental contamination in soil or groundwater, a Phase II Environmental Site Assessment would be required.

## 7.0 SUBSURFACE VAPOR MIGRATION

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Vapor migration of hazardous gases from contamination sources on a property or surrounding properties is an environmental concern for property owners and occupants. Anding Environmental evaluated the potential for subsurface vapor migration by evaluating the current and historic uses of the property, the physical setting, and the potential sources in the area.

The EDR Vapor Encroachment Screen (**Appendix G**) indicated that no known or suspected contaminated sites with chemicals of concern are located up-gradient within the area of concern (AOC) 1/3 mile from this Site.

The historic closed landfill on the Site represents a Vapor Encroachment Condition (VEC) to the Site. Although the closed landfill was utilized for domestic municipal solid waste, and no known industrial or hazardous waste was placed in the landfill, it is uncertain if any significant volumes of hazardous substances or petroleum products were placed in the historic closed landfill, which could cause vapor migration of hazardous gases. Therefore, the closed landfill represents a VEC to the Site. A Phase II Environmental Site Assessment would be required to determine if any hazardous gases are migrating from the closed landfill.

## **8.0 INTERVIEW**

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### **8.1 Interviews with User/Occupant**

Owner and User questionnaires were submitted to the Comal County Fair Association and The City of New Braunfels. User questionnaire responses were provided by Ms. Jill Bennett, 2022 President Elect of the Comal County Fair Association. Mr. Matthew Eckman, Assistant Director of Public Works for the City of New Braunfels provided response to the Owner Questionnaire. Copies of the landowner and user questionnaires can be found in **Appendix C**.

Neither responded reported knowledge of environmental incident on the Site; however, both reported their understanding somewhere on the Site was a landfill historically.

Mr. Kenneth Tuch, an employee of the Comal County Fair Association, accompanied Anding Environmental during the site reconnaissance visit. Mr. Tuch was very knowledgeable of the Site as he has volunteered and worked at the fairgrounds for many years and was able to accurately respond to Site inquiries.

Mr. Arlen Hermes provided multiple phone interviews for Anding Environmental. Mr. Hermes worked at the fairgrounds for many years and was able to recall the location of the closed landfill.

### **8.2 Interviews and Local Government Officials – City of New Braunfels**

An Open Record Request with the City of New Braunfels concerning responses to any hazardous materials releases, fires, and any environmental incidents was requested in accordance with Chapter 552 of Texas Government Code, the Public Information Act. Our request was received on October 4, 2022. Our request was forwarded to the relevant department(s) to locate the information.

Anding Environmental received a response for this Site (properties) from the City of New Braunfels which indicated there one (1) incident of a fire on July 23, 2001. Per NFIRS Incident Report provided in ORR, a grass fire began which spread to structure (bathroom near the “old smokestack”). According to report, structure was not usable prior to fire. Structure and grass fire were extinguished. A copy of this correspondence can be found in **Appendix E**. Also see Appendix C as referenced in Section 8.1 above for response from City of New Braunfels, indicating no knowledge of environmental incidents. The City indicated the only concern on the property was the presence of a former landfill.

## 9.0 NON-SCOPE CONSIDERATIONS

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The following bullets summarize all non-scope considerations of the Anding Environmental Team's evaluation:

- **Asbestos-Containing Materials:** Although an asbestos survey is not included as part of this Phase I ESA, an asbestos survey was conducted simultaneously and concluded minor asbestos materials present.
- **Radon:** According to the USEPA Radon Zone Map, Comal County is in a Zone 3, indicating the predicted average indoor radon levels are less than 2 picoCuries per liter (pCi/L) (USEPA 2012).
- **Lead-based Paint:** Not included as part of this Phase I ESA.
- **Lead in drinking Water:** Drinking water should be tested per federal and state regulations by The City of New Braunfels. No information regarding on-site lead concentrations in drinking water was obtained. However, the most recent annual Consumer Confidence Report indicated no violations for lead contamination.
- **Wetland:** Anding Environmental observed no wetlands on the Site during the site reconnaissance outside of the riparian wetlands along the banks of German Creek and the Guadalupe River.
- **Cultural and Historic Resources:** Not included as part of this Phase I ESA.
- **Industrial Hygiene:** Not included as part of this Phase I ESA.
- **Health and Safety:** Not included as part of this Phase I ESA.
- **Ecological Resources:** Not included as part of this Phase I ESA.
- **Endangered Species:** Not included as part of this Phase I ESA.
- **Indoor Air Quality:** Not included as part of this Phase I ESA.
- **High Voltage Power Lines:** Not included as part of this Phase I ESA.
- **Mold:** Not included as part of this Phase I ESA.

## 10.0 EVALUATION

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The findings discussed in this section are supported by the data gathered and reviewed in this report. The findings are divided into RECs and *de minimis* conditions.

Recognized environmental conditions as described in ASTM Standard E1527-21 are the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term is not intended to include *de minimis* conditions that generally do 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* are not RECs. The results of this assessment have identified no evidence of on-site RECS.

### 10.1 Recognized Environmental Conditions

#### One (1) REC was found connected to the Site.

- The historic landfill represents a Recognized Environmental Condition (REC) to the Site, as the contents of the landfill and any potential impacts to the environment are unknown. In order to determine the presence of any environmental contamination in soil or groundwater, a Phase II Environmental Site Assessment would be required.

#### One (1) VEC was found connected to the Site.

- The historic closed landfill on the Site represents a Vapor Encroachment Condition (VEC) to the Site. Although the closed landfill was utilized for domestic municipal solid waste, and no know industrial or hazardous waste was placed in the landfill, it is uncertain if any significant volumes of hazardous substances or petroleum products were placed in the historic closed landfill, which could cause vapor migration of hazardous gases. Therefore, the closed landfill represents a VEC to the Site. A Phase II Environmental Site Assessment would be required to determine if any hazardous gases are migrating from the closed landfill.

Based upon the records reviewed, site reconnaissance, and tenant interviews, no other on-site conditions, historic findings, or other off-Site findings are being considered as RECs to the Site.

### 10.2 De minimis

Two (2) *de minimis* condition was found on the Site.

- Minor floor staining in the arts and crafts building from lawn mower and weed eater maintenance was observed. Since the concrete flooring is in good condition, and the staining is insignificant, the condition is considered *de minimis*.
- Minor dumping of solid construction debris was observed during the site reconnaissance. Where the flat topography begins to slope down to German Creek and the Guadalupe River



in the northeastern and eastern portions of the Site, construction debris was observed in the soil. This includes debris such as brick, broken pavement, soil piles, and rebar. As the debris does not appear to have any petroleum products or hazardous substances, this finding is considered *de minimis*.

Based upon the records reviewed, site reconnaissance, and tenant interviews, no other on-site conditions, historic findings, or off-Site findings are being considered as *de minimis* to the Site.

### 10.3 Data Failures/Data Gaps

One data gap was encountered within the scope of this assessment associated with historical records or responses from regulatory agencies, as follows:

- No historic maps or records documenting the exact location of the closed landfill was found.

### 10.4 Conclusions and Recommendations

Anding Environmental Consulting, LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 for the parcels located at 701 Common St., New Braunfels, TX 78130.

Based on the major findings from this Phase I Environmental Site Assessment, Anding Environmental's investigation has revealed **evidence of one (1) recognized environmental condition and one (1) vapor encroachment condition, the historic closed municipal solid waste landfill on the Site. Should the property owner want to develop the area over the closed landfill, Anding Environmental recommends a Phase II Environmental Site Assessment to determine the presence of any environmental contamination within soil and/or groundwater.**

Any construction or disturbance over the closed landfill, even if not disturbing waste, requires TCEQ authorization (30 TAC 330.952(a)). Any activity that may affect the integrity of the final cover over the closed MSW landfill is considered a disturbance. In order to fully delineate the spatial extent of the landfill, a closed landfill subsurface investigation and delineation conducted by a Professional Engineer (PE) is required, including soil borings and samples, per 30 TAC 330.953(c). If buried waste is encountered during development, construction activities must cease, and the owner must notify the persons listed in 30 TAC 330.953(d) and file a *Notice to Real Property Records* in accordance with 30 TAC 330.962. The owner must then obtain an authorization to conduct an investigation to delineate the extent of the waste before continuing construction.

## 11.0 REFERENCES

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- ASTM International. 2015. Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process. <http://www.astm.org/Standards/E1527.htm>
- ASTM International. Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. <http://www.astm.org/Standards/E2600.htm>
- City of New Braunfels Planning Reference Map. Accessed January 2023  
<https://newbraunfels.maps.arcgis.com/apps/webappviewer/index.html?id=65adb598a5be4171a5bbc1407a9bd30f>
- Comal County Appraisal District. Property Search. Accessed January 2023.  
[https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=56&prop\\_id=3291&year=2023](https://propaccess.trueautomation.com/clientdb/Property.aspx?cid=56&prop_id=3291&year=2023)
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<https://www.epa.gov/radon/find-information-about-local-radon-zones-and-state-contact-information#radonmap>
- Federal Emergency Management Agency. Floodplain Maps. <https://msc.fema.gov/portal>
- Texas Commission on Environmental Quality. Regulatory Databases. <http://www.tceq.state.tx.us/>
- U.S. Fish and Wildlife Service. National Wetlands Inventory Data. <http://www.fws.gov/wetlands/Data/Mapper.html>
- United States Department of Agriculture (USDA), 2022. NRCS Web Soil Survey. *Custom Soil Report for Comal County, Texas*. Accessed November 2022.
- United States Environmental Protection Agency (USEPA) 2020. Radon. EPS Map of Radon Zones.  
<http://www.epa.gov/radon/zonemap.html#mapcolors>.
- U.S. Geological Survey. Topographic Maps. <https://ngmdb.usgs.gov/maps/topoview/viewer>
- U.S. Geological Survey. Texas Geology. <http://mrdata.usgs.gov/sgmc/tx.html>

## 12.0 QUALIFICATIONS

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Name and Document Contribution	Associated Professional Expertise
Matt Anding	Project Management/Geologist: 12 years of experience, TX Professional Geoscientist, TCEQ Corrective Actions Program Manager, GIS Professional
Amanda Anding	Senior Project Scientist/Technical Reviewer: 10 years of experience in commercial development and environmental sciences, Project Management Professional

## 13.0 SIGNATURE

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The information from the Site Reconnaissance is based on the conditions existing on the date of Anding Environmental's visit to the property. The findings and conclusions presented herein are professional opinions based solely on visual observations of the Site, its vicinity, and interpretation of information provided or reasonably available to Anding Environmental. Past conditions were considered on the basis of observations, readily available records, interviews, and recollections.

Anding Environmental does not warrant or guarantee the correctness, completeness, and/or currentness of the information obtained from third parties contained in the environmental record sources and recollections used for this assessment. Such information is the product of independent investigation by parties other than Anding Environmental and/or information maintained by government agencies.

Anding Environmental did not collect samples or perform any testing during the property visit. It is possible that past contamination remains undiscovered or that property conditions will change in the future. Anding Environmental does not warrant or guarantee the property suitable for any particular purpose or certify the property as "clean."

Anding Environmental has used qualified professional staff trained in performing the scope of work required for this Phase I ESA. Their qualifications and roles are detailed as follows:

Project Manager, Environmental Geologist, Site Reconnaissance, Research, and Report Preparation – Mr. Matt Anding has 12+ years of experience in project management of geological, environmental, and construction projects including Phase I, II, and III Environmental Site Assessments for petroleum and hazardous substances investigations and remediation. This experience includes assisting with the CERCLA, RCRA, TSCA, and CAA processes. Experience includes air, soil, and ground water sampling assessments.

Site Reconnaissance, Research, and Peer Review – Mrs. Amanda Anding has 10 years of experience in commercial planning and development, and 5+ years in environmental consulting. Mrs. Anding is responsible for assisting with the technical work for ESAs, assisting with site reconnaissance and records research, and technical review.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the Site. I have developed and preformed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



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Date 01/18/2023

Matt Anding, PG, CAPM, GISP  
Senior Geologist/Environmental Professional  
Anding Environmental Consulting, LLC

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## **APPENDIX A    FIGURES**

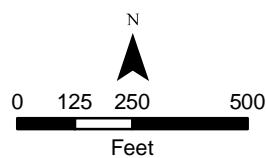




## Legend



Site



701 Common Street  
New Braunfels, TX 78130

## Site Location

Comal County Fairgrounds  
Phase I Environmental Site Assessment



925 Lauren St.  
New Braunfels, TX 78130

TC NO.	DATE	DRAWN BY	MAP NO.	FIGURE
22-018	1/16/2023	ANDING	001	<b>A-1</b>





## Legend



Site

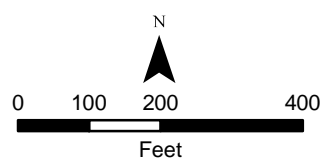
701 Common Street  
New Braunfels, TX 78130

## Site Aerial

Comal County Fairgrounds  
Phase I Environmental Site Assessment



925 Lauren St.  
New Braunfels, TX 78130



TC NO.  
22-018

DATE  
1/16/2023

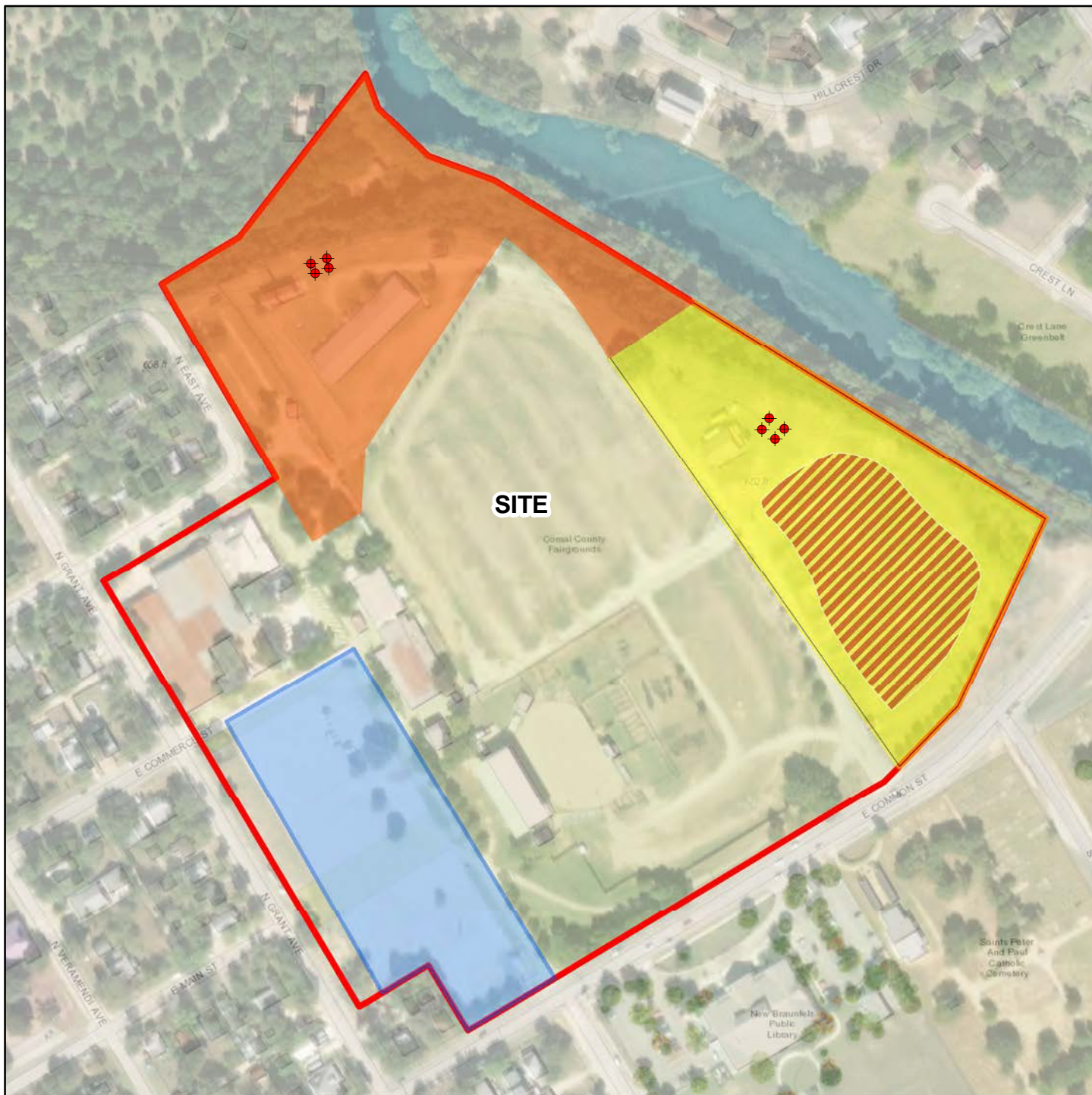
DRAWN BY  
ANDING

MAP NO.  
002




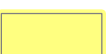
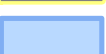

FIGURE  
**A-2**

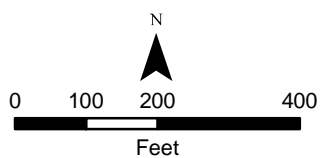
**A-2**





## Legend

-  GPR Survey Anomalies
-  Landfill Location
-  GPR Survey Priority 1 Area
-  GPR Survey Priority 2 Area
-  GPR Survey Priority 3 Area
-  Site



701 Common Street  
New Braunfels, TX 78130

## Landfill Investigation Results

Comal County Fairgrounds  
Phase I Environmental Site Assessment



925 Lauren St.  
New Braunfels, TX 78130

TC NO.	DATE	DRAWN BY	MAP NO.	FIGURE
22-018	1/16/2023	ANDING	003	<b>A-3</b>

---

## **APPENDIX B      PHOTOGRAPHIC DOCUMENTATION**



**Appendix B - Photo Log**  
**Site Investigation Photos**



**Site**



**Western Site Boundary  
North Grant Ave**



**Northwestern Site Boundary  
East Camp Street**



**Northwestern Site Boundary  
North East Avenue**





**Southern Site Boundary  
Common Street**



**Eastern Site Boundary  
Slope Down to Guadalupe River**



**Northern Site Boundary  
Slope Down to German Creek**



**Main Paved Parking Lot**

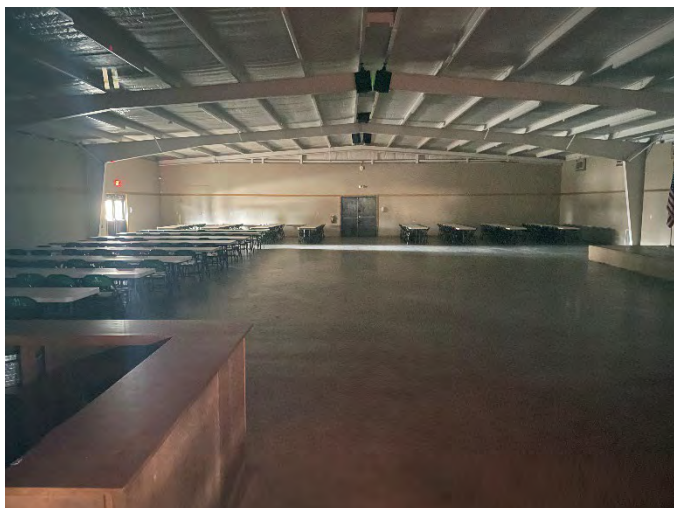




**Office Building**



**Meeting Hall and Restrooms**



**Meeting Hall Interior**



**First Aid Building**





**Covered Eating Area**



**Interior of Covered Eating Area**



**Food Prep Area**



**Food Prep Area Interior**

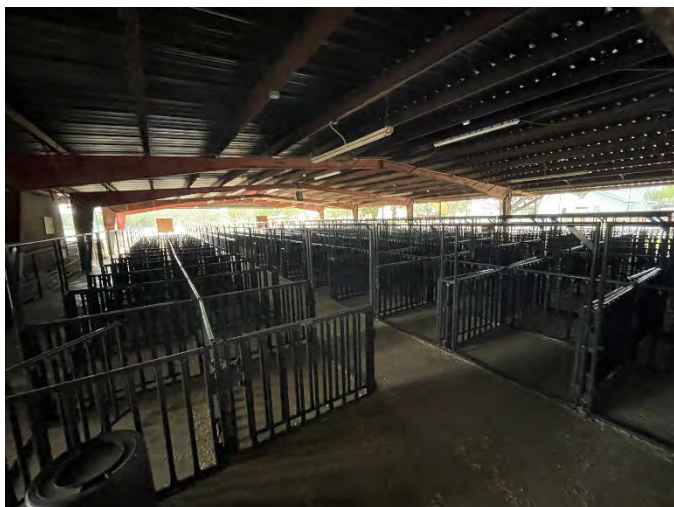




**Covered Livestock Buildings**



**Covered Livestock Buildings Interior**



**Covered Livestock Buildings Interior**



**Fair Stage and Dance Area**





**Agriculture Building Interior**



**Arts and Crafts Building**



**Arts and Crafts Building Interior**



**Rodeo Arena**





**Rodeo Arena Bleachers**



**Livestock Pens Behind Rodeo Arena**



**Incinerator Building**



**Incinerator Building**





**Livestock Barn**



**Livestock Barn Interior Stalls**



**Storage Shed**



**Field North of Rodeo Area**





**Field East of Rodeo Area**



**Field East of Historic Race Track**



**Field East of Historic Racetrack and Location of Historic Closed Landfill (REC, VEC)**





**Area in Eastern Field Flagged by GPR Survey**



**Area East of Incinerator Flagged by GPR Survey**



**Example of *De Minimis* Construction Debris at Northern Site Boundary Near German Creek**



**Example of *De Minimis* Construction Debris at Eastern Site Boundary Above Guadalupe River**



**Example of *De Minimis* Floor Staining in Arts and Crafts Building, and Fuel Can Storage**



**Fuel Can Storage in Arts and Crafts Building**



---

## **APPENDIX C      USER AND OWNER QUESTIONNAIRE**

**USER QUESTIONNAIRE AS RETURNED TO PLANNING TEAM FROM  
USER, STRAIGHTENED COPIES REQUESTED**

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. When the "user" (the party for whom the assessment is being prepared) of the Phase I is required to help the environmental professional identify recognized environmental conditions at the property, a "User Questionnaire" is completed by the user to help gather information that may identify recognized environmental conditions at the property.

We ask that you answer the six questions below to the best of your knowledge. We understand that, in some circumstances, you may have little or no information. Still, we encourage you to complete and return the questionnaire as soon as possible.

On the second page of this form is a list of documentation. The E1527-13 Standard requires that the User will ensure that the consultant is made aware that any of these materials exist for a site, and if so, that these documents be provided for the consultant's review. Please indicate whether any of these documents are available, and ensure that Anding Environmental Consulting, LLC will either receive copies or be provided an opportunity to review the relevant materials.

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?  
NO
2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?  
NO
3. As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?  
NO
4. Does the purchase price/loan amount for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?  
UNKNOWN
5. 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? For example, as user, (a.) Do you know the past uses of the property? (b.) Do you know of specific chemicals that are present or once were present at the property? (c.) Do you know of spills or other chemical releases that have taken place at the property? (d.) Do you know of any environmental cleanups that have taken place at the property?  
NO, although we do know that part of the property possibly could have been a former landfill
6. As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?  
NONE KNOWN

**USER QUESTIONNAIRE AS RETURNED TO PLANNING TEAM FROM USER,  
STRAIGHTENED COPIES REQUESTED**

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. When the "user" (the party for whom the assessment is being prepared) of the Phase I is required to help the environmental professional identify recognized environmental conditions at the property, a "User Questionnaire" is completed by the user to help gather information that may identify recognized environmental conditions at the property.

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2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?  
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3. As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?  
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UNKNOWN
5. 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? For example, as user, (a.) Do you know the past uses of the property? (b.) Do you know of specific chemicals that are present or once were present at the property? (c.) Do you know of spills or other chemical releases that have taken place at the property? (d.) Do you know of any environmental cleanups that have taken place at the property?  
NO, although we do know that part of the property possibly could have been a former landfill
6. As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?  
NONE KNOWN

(i.e. lender, purchaser, owner): Chief of the Association

Date:

December 8, 2022





925 Lauren Street New Braunfels, TX 78130  
Phone 832.641.8143 ♦ Alt 832.867.4780 ♦ [amanda@andingenvironmental.com](mailto:amanda@andingenvironmental.com)

## Phase I Environmental Site Assessment Owner Questionnaire

1a. Did you observe evidence or do you have any prior knowledge that the *subject property (properties)* is currently or has been previously used for an **industrial use**?

1b. Did you observe evidence or do you have any prior knowledge that any *adjoining properties* is currently or has been previously used for an **industrial use**?

2a. Did you observe evidence or do you have any knowledge that the *subject property (properties)* is currently or has previously been used for any of the following (Select all that apply):

- ☐ gasoline station
- ☐ motor repair facility
- ☐ dry cleaners
- ☐ photo developing laboratory
- ☒ junkyard or landfill
- ☐ waste treatment, storage, disposal, processing or recycling facility

2b. Did you observe evidence or do you have any knowledge that any *adjoining property* is currently or has previously been used for any of the following (Select all that apply):

- ☐ gasoline station
- ☐ motor repair facility
- ☐ dry cleaners
- ☐ photo developing laboratory
- ☐ junkyard or landfill
- ☐ waste treatment, storage, disposal, processing or recycling facility

3.	Did you observe evidence or do you have any knowledge that there are currently or have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers > 5 gallons (19 L) in volume or 50 gallons (190 L) in the aggregate, stored on or used at the subject property?
4.	Did you observe evidence or do you have any knowledge that there are currently or have been previously any industrial drums (typically 55 gal) or sacks of chemicals located on the subject property?
5.	Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the subject property that originated from a contaminated site or is of unknown origin?
6.	Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any pits, ponds, or lagoons located on the subject property in connection with waste treatment or waste disposal?
7.	Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any stained soil on the subject property?
8.	Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any registered or unregistered storage tanks (above or underground) located on the subject property?
9.	Did you observe evidence or do you have any prior knowledge that there is currently or has been previously any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the subject property or adjacent to any structure on the subject property?
10.	Is there currently evidence of leaks, spill, or staining by substances other than water, or foul odors, associated with flooring, drains, walls, ceilings, or exposed grounds on the subject property?
11.	Do you have any knowledge of environmental liens or government notification relating to past or recurrent violations of environmental laws with respect to the subject property?

12. Have you been informed of the current or past existence of hazardous substances or petroleum products with respect to the subject property?
13. Do you have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the subject property, or recommended further assessment of the subject property?
14. Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the subject property by any owner or occupant of the property?
15. Does the subject property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?
16. Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the subject property?

*Matthew Eckmann*



---

**APPENDIX D      HISTORICAL AERIALS, TOPOGRAPHIC  
AND OTHER MAPS**



## **Comal County Fair Grounds**

701 Common Street

New Braunfels, TX 78130

Inquiry Number: 7138413.8

October 07, 2022

# **The EDR Aerial Photo Decade Package**



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

## EDR Aerial Photo Decade Package

10/07/22

**Site Name:**

Comal County Fair Grounds  
701 Common Street  
New Braunfels, TX 78130  
EDR Inquiry # 7138413.8

**Client Name:**

Anding Environmental Consulting LLC  
925 Lauren St  
New Braunfels, TX 78130  
Contact: Amanda M Anding



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

### Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2008	1"=500'	Flight Year: 2008	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1995	1"=500'	Acquisition Date: January 14, 1995	USGS/DOQQ
1983	1"=500'	Flight Date: February 28, 1983	USDA
1973	1"=500'	Flight Date: September 04, 1973	USGS
1969	1"=500'	Flight Date: November 13, 1969	ASCS
1958	1"=500'	Flight Date: January 01, 1958	USGS
1952	1"=500'	Flight Date: December 12, 1952	USGS

**When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.**

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INQUIRY #: 7138413.8

YEAR: 2016

— = 500'







INQUIRY #: 7138413.8

YEAR: 2012

— = 500'







INQUIRY #: 7138413.8

YEAR: 2008

— = 500'







INQUIRY #: 7138413.8

YEAR: 2005

— = 500'







INQUIRY #: 7138413.8

YEAR: 1995

— = 500'







INQUIRY #: 7138413.8

YEAR: 1983

— = 500'







INQUIRY #: 7138413.8

YEAR: 1973

— = 500'







INQUIRY #: 7138413.8

YEAR: 1969

— = 500'







INQUIRY #: 7138413.8

YEAR: 1958

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.





INQUIRY #: 7138413.8

YEAR: 1952

— = 500'





Comal County Fair Grounds

701 Common Street

New Braunfels, TX 78130

Inquiry Number: 7138413.4

October 05, 2022

# EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# EDR Historical Topo Map Report

10/05/22

**Site Name:**

Comal County Fair Grounds  
701 Common Street  
New Braunfels, TX 78130  
EDR Inquiry # 7138413.4

**Client Name:**

Anding Environmental Consulting LLC  
925 Lauren St  
New Braunfels, TX 78130  
Contact: Amanda M Anding



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Anding Environmental Consulting LLC were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

**Search Results:****Coordinates:**

<b>P.O.#</b>	NA	<b>Latitude:</b>	29.71532 29° 42' 55" North
<b>Project:</b>	22-108	<b>Longitude:</b>	-98.113448 -98° 6' 48" West
		<b>UTM Zone:</b>	Zone 14 North
		<b>UTM X Meters:</b>	585750.64
		<b>UTM Y Meters:</b>	3287570.05
		<b>Elevation:</b>	652.00' above sea level

**Maps Provided:**

2019	1916
2016	
2013	
1994	
1973	
1958	
1927	
1925	

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## ***Topo Sheet Key***

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **2019 Source Sheets**



New Braunfels East  
2019  
7.5-minute, 24000



New Braunfels West  
2019  
7.5-minute, 24000

### **2016 Source Sheets**



New Braunfels East  
2016  
7.5-minute, 24000



New Braunfels West  
2016  
7.5-minute, 24000

### **2013 Source Sheets**



New Braunfels East  
2013  
7.5-minute, 24000



New Braunfels West  
2013  
7.5-minute, 24000

### **1994 Source Sheets**



New Braunfels East  
1994  
7.5-minute, 24000  
Aerial Photo Revised 1986

## **Topo Sheet Key**

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

### **1973 Source Sheets**



New Braunfels West  
1973  
7.5-minute, 24000  
Aerial Photo Revised 1973



New Braunfels East  
1973  
7.5-minute, 24000  
Aerial Photo Revised 1973

### **1958 Source Sheets**

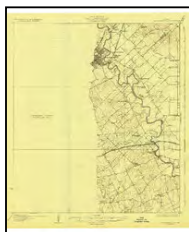


New Braunfels West  
1958  
7.5-minute, 24000  
Aerial Photo Revised 1956



New Braunfels East  
1958  
7.5-minute, 24000  
Aerial Photo Revised 1956

### **1927 Source Sheets**



New Braunfels  
1927  
15-minute, 62500

### **1925 Source Sheets**

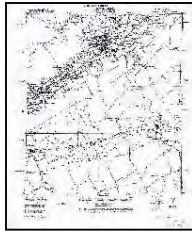


New Braunfels No 1  
1925  
15-minute, 48000

## ***Topo Sheet Key***

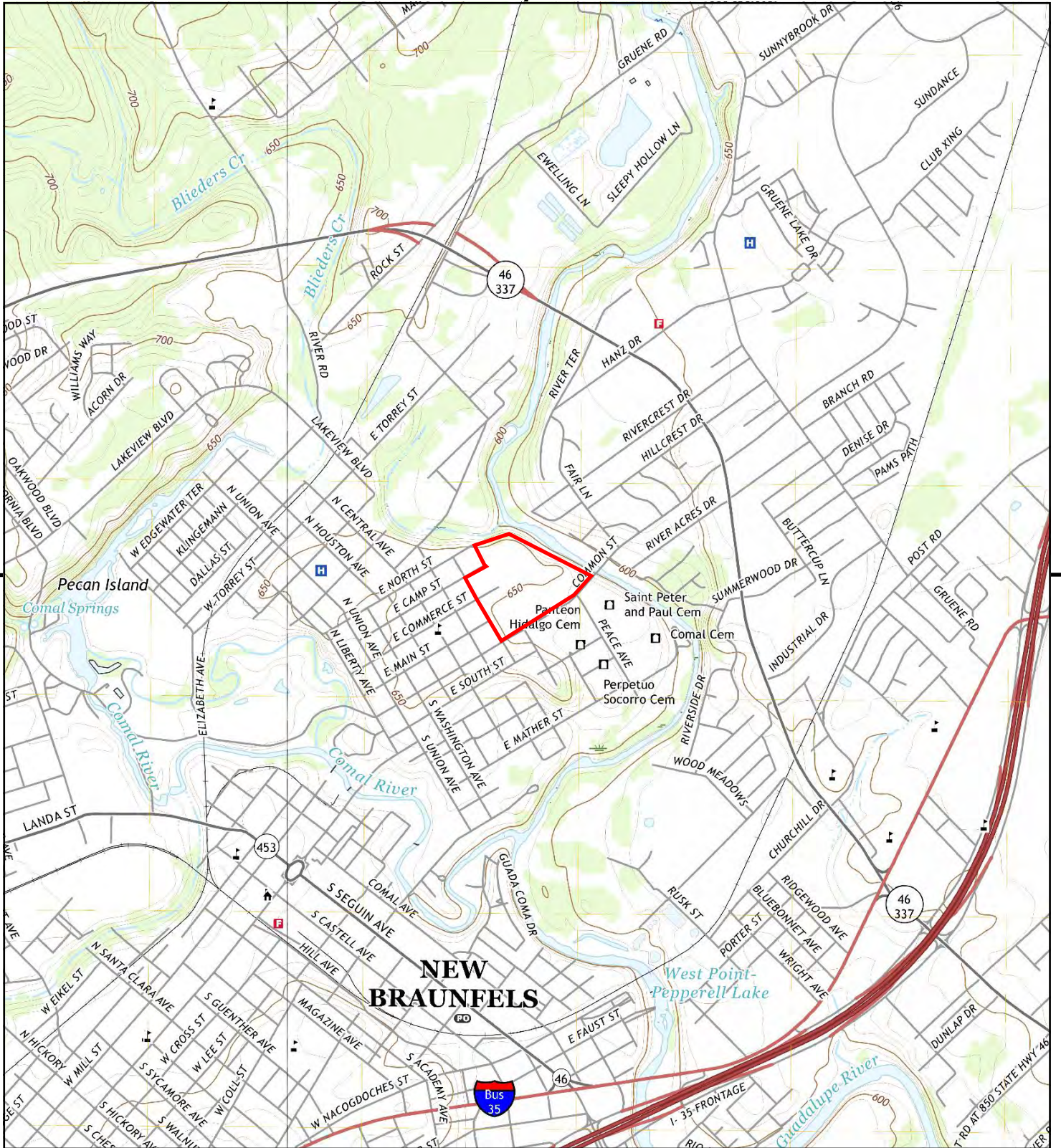
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### **1916 Source Sheets**

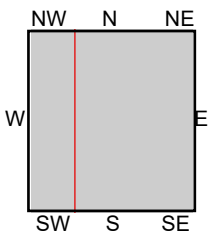


NEW BRAUNFELS  
1916  
15-minute, 62500





This report includes information from the following map sheet(s).

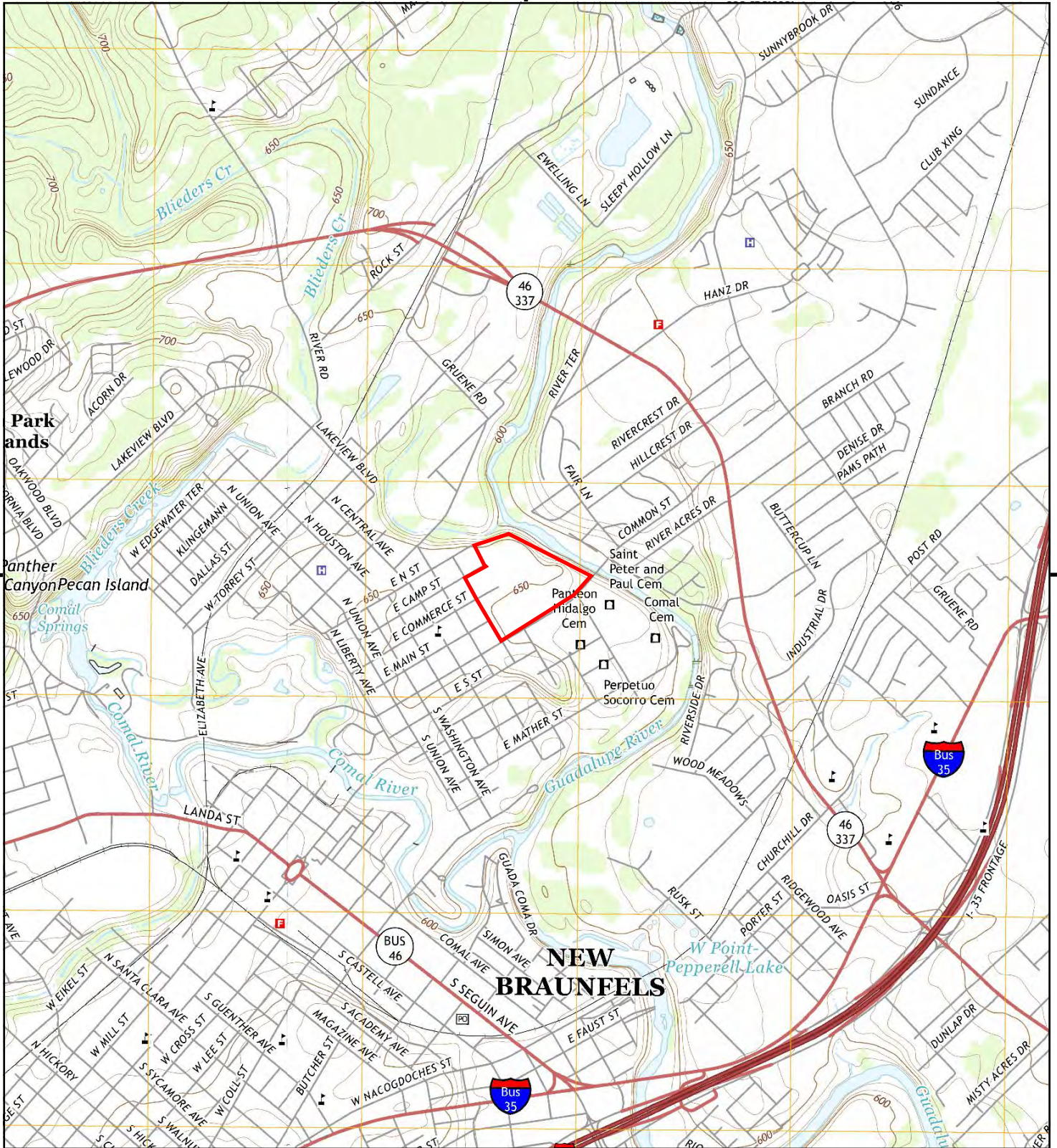


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SW, New Braunfels West, 2019, 7.5-minute

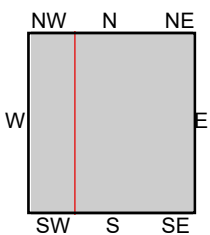
SITE NAME: Comal County Fair Grounds  
ADDRESS: 701 Common Street  
New Braunfels, TX 78130  
CLIENT: Anding Environmental Consulting LLC







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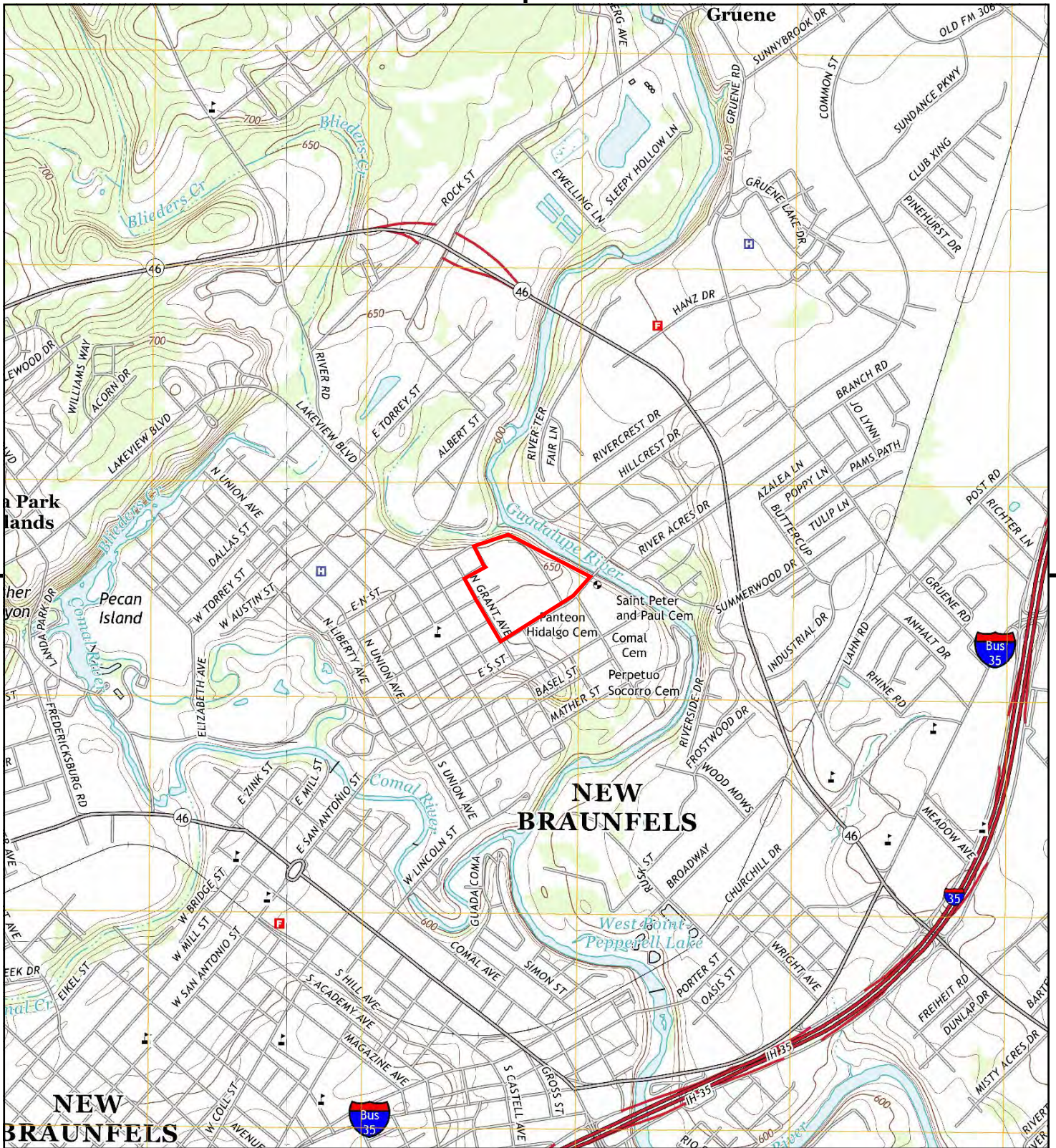


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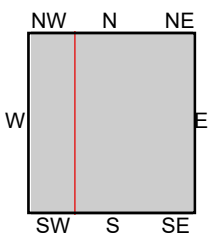
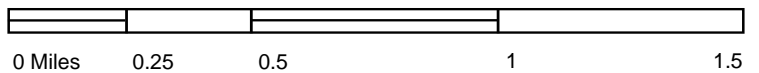
SITE NAME: Comal County Fair Grounds  
ADDRESS: 701 Common Street  
New Braunfels, TX 78130  
CLIENT: Anding Environmental Consulting LLC







This report includes information from the following map sheet(s).

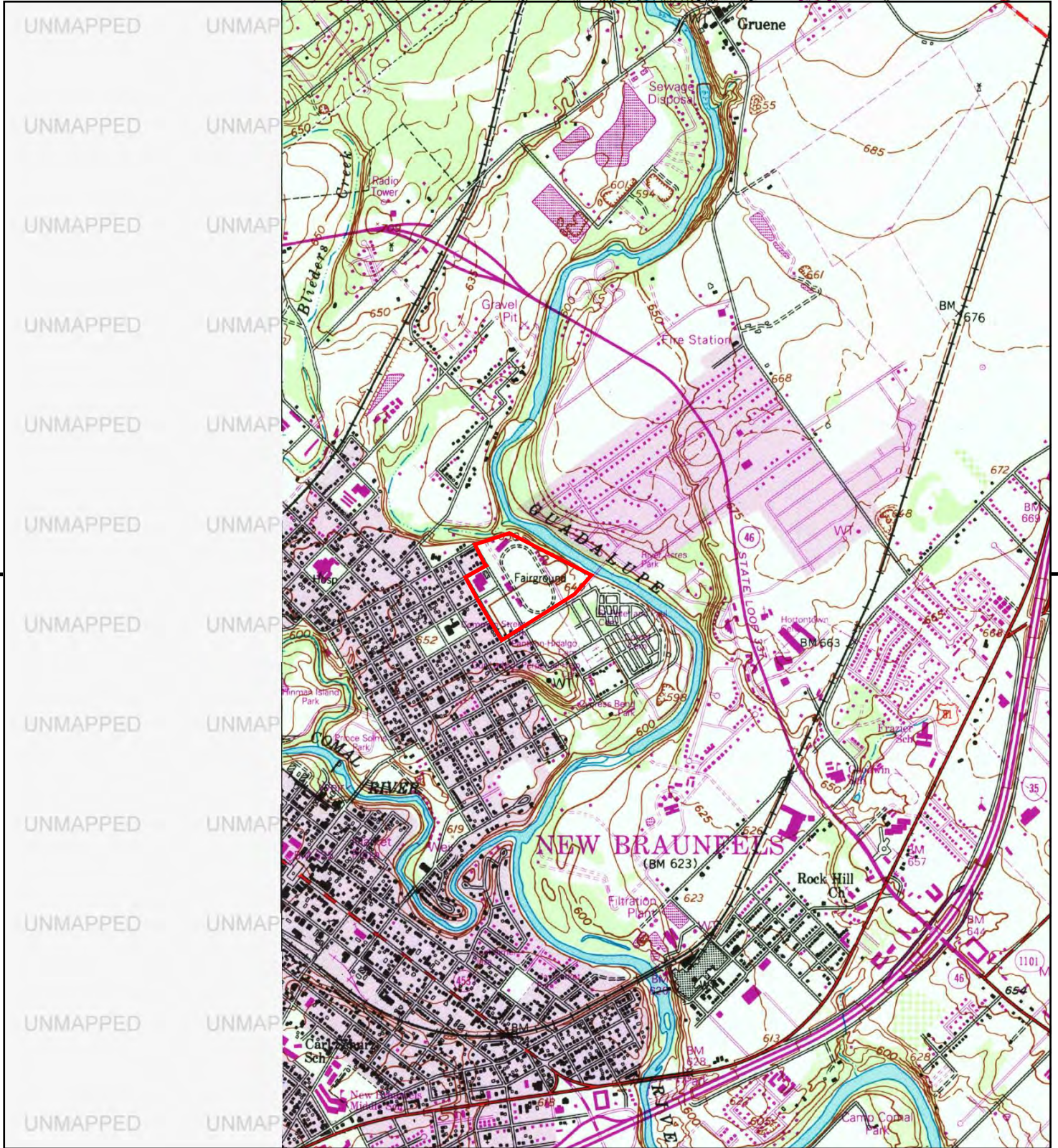


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SW, New Braunfels West, 2013, 7.5-minute

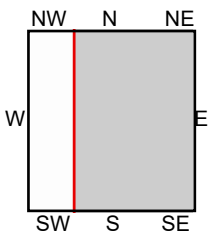
SITE NAME: Comal County Fair Grounds  
ADDRESS: 701 Common Street  
New Braunfels, TX 78130  
CLIENT: Anding Environmental Consulting LLC







This report includes information from the following map sheet(s).

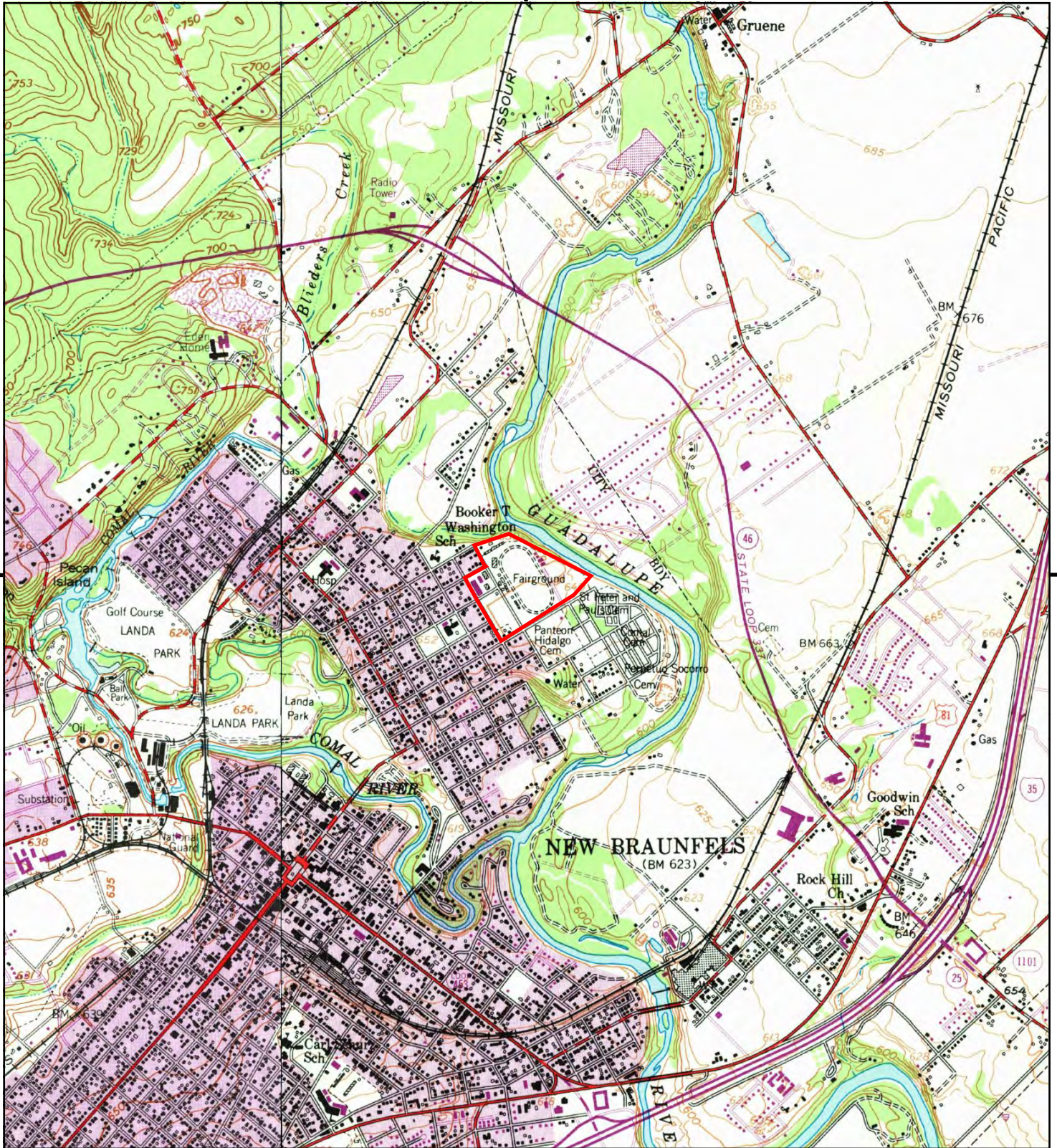


TP, New Braunfels East, 1994, 7.5-minute

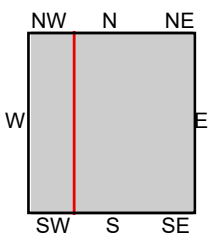
SITE NAME: Comal County Fair Grounds  
 ADDRESS: 701 Common Street  
 New Braunfels, TX 78130  
 CLIENT: Anding Environmental Consulting LLC







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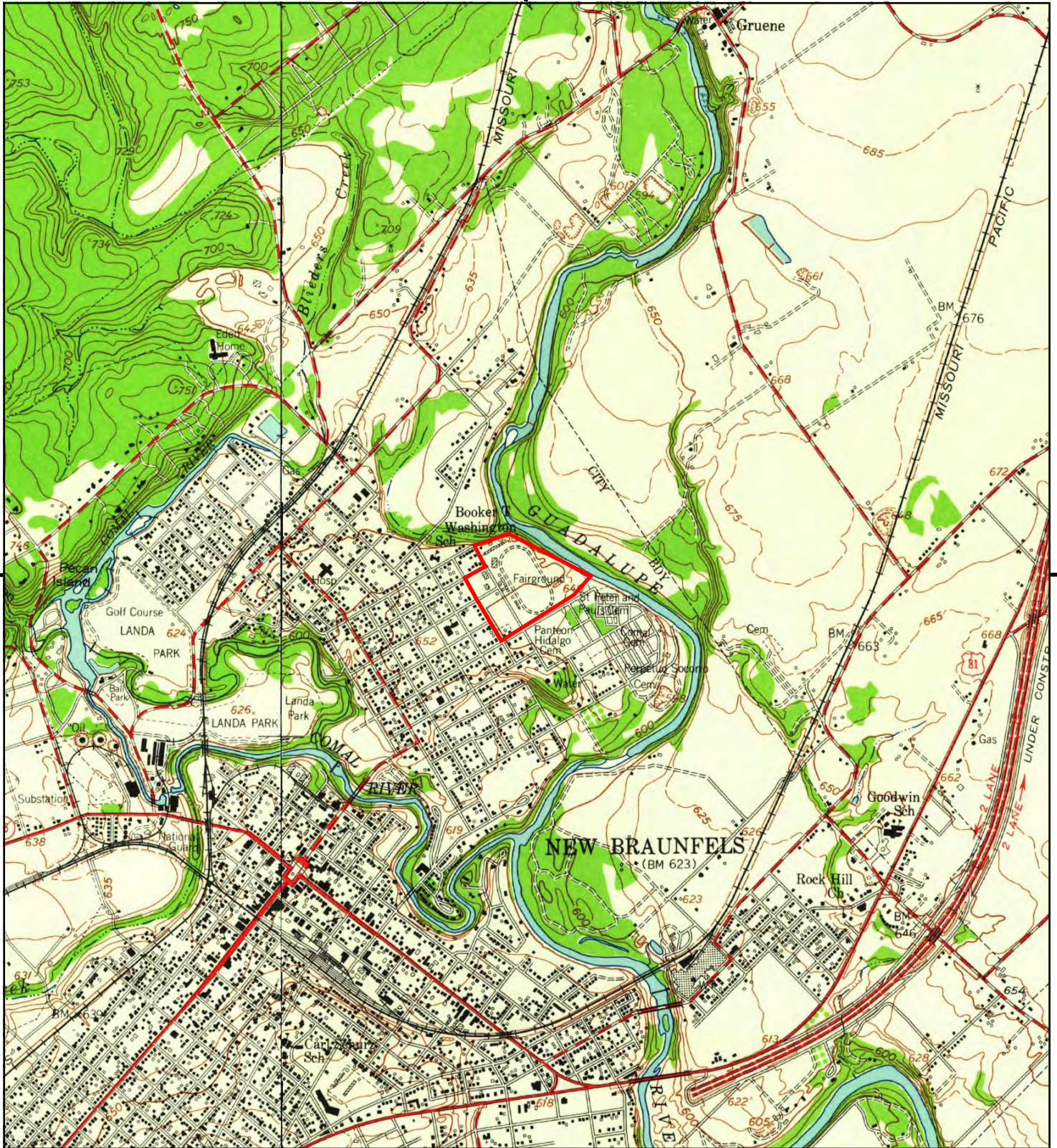


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SW, New Braunfels West, 1973, 7.5-minute

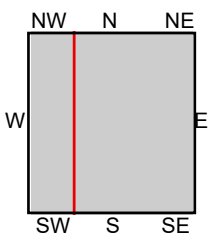
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ADDRESS: 701 Common Street  
New Braunfels, TX 78130  
CLIENT: Anding Environmental Consulting LLC







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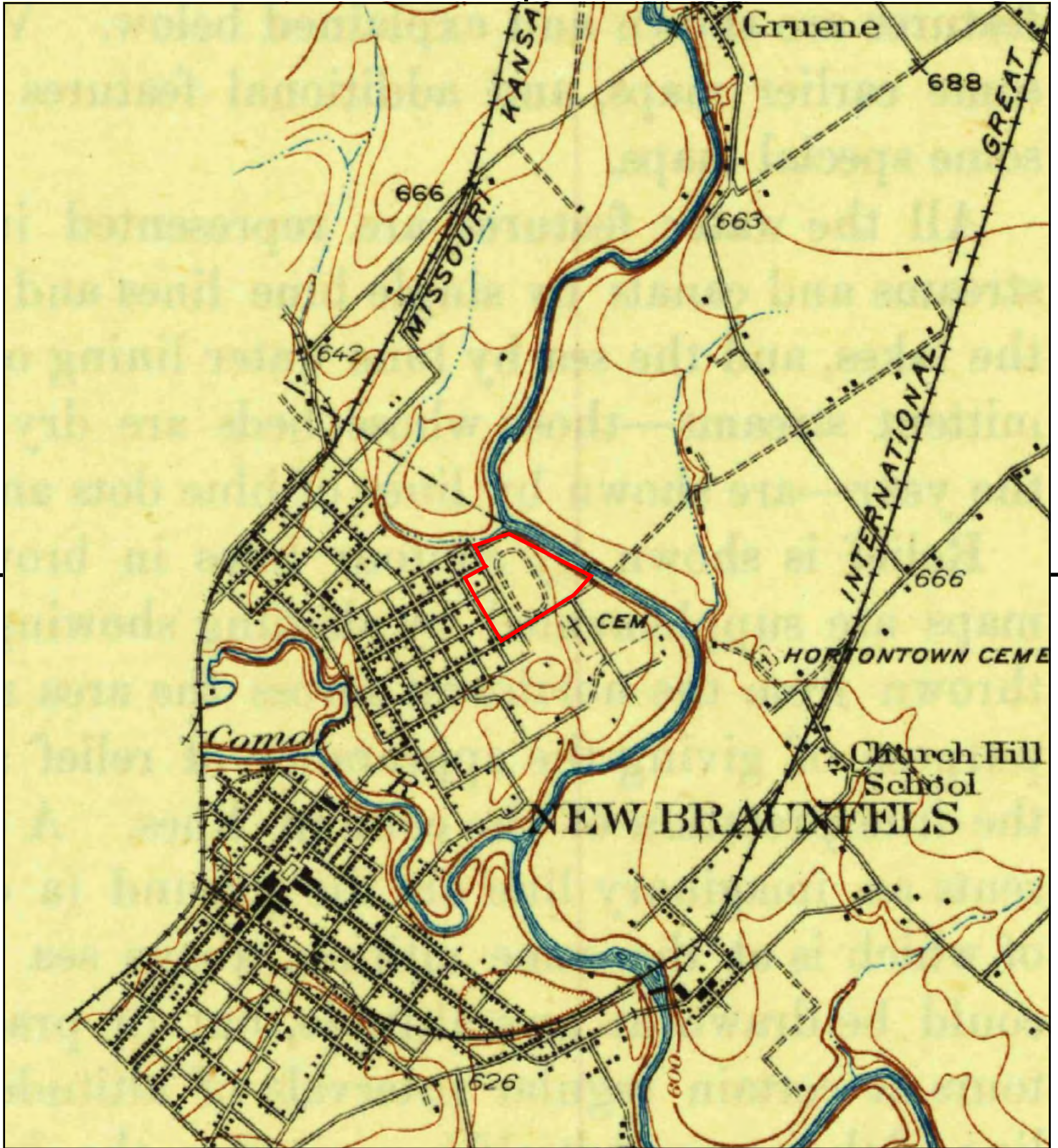


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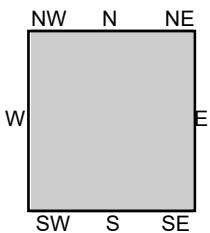
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New Braunfels, TX 78130  
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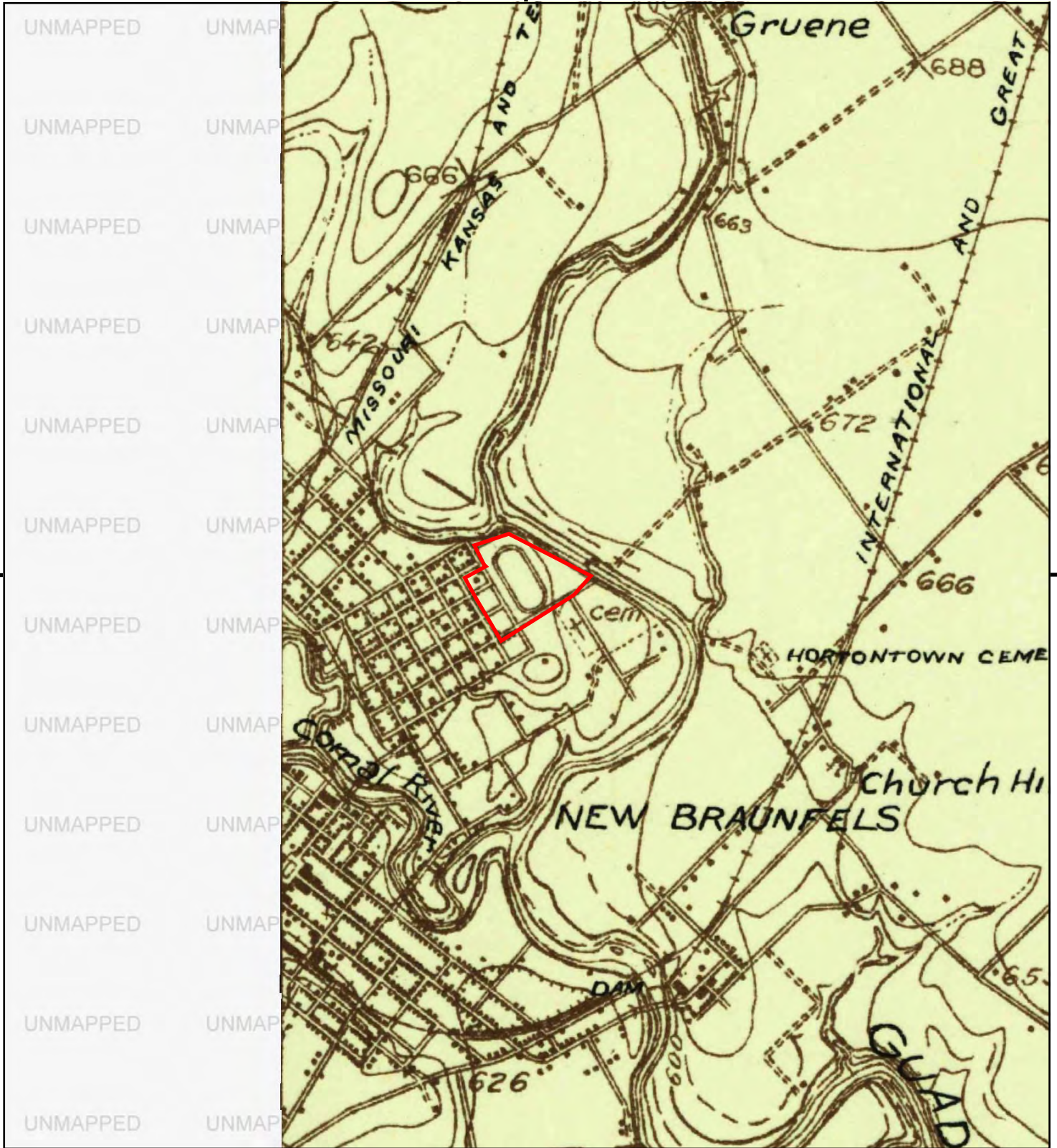


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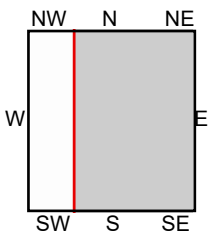
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 ADDRESS: 701 Common Street  
 New Braunfels, TX 78130  
 CLIENT: Anding Environmental Consulting LLC







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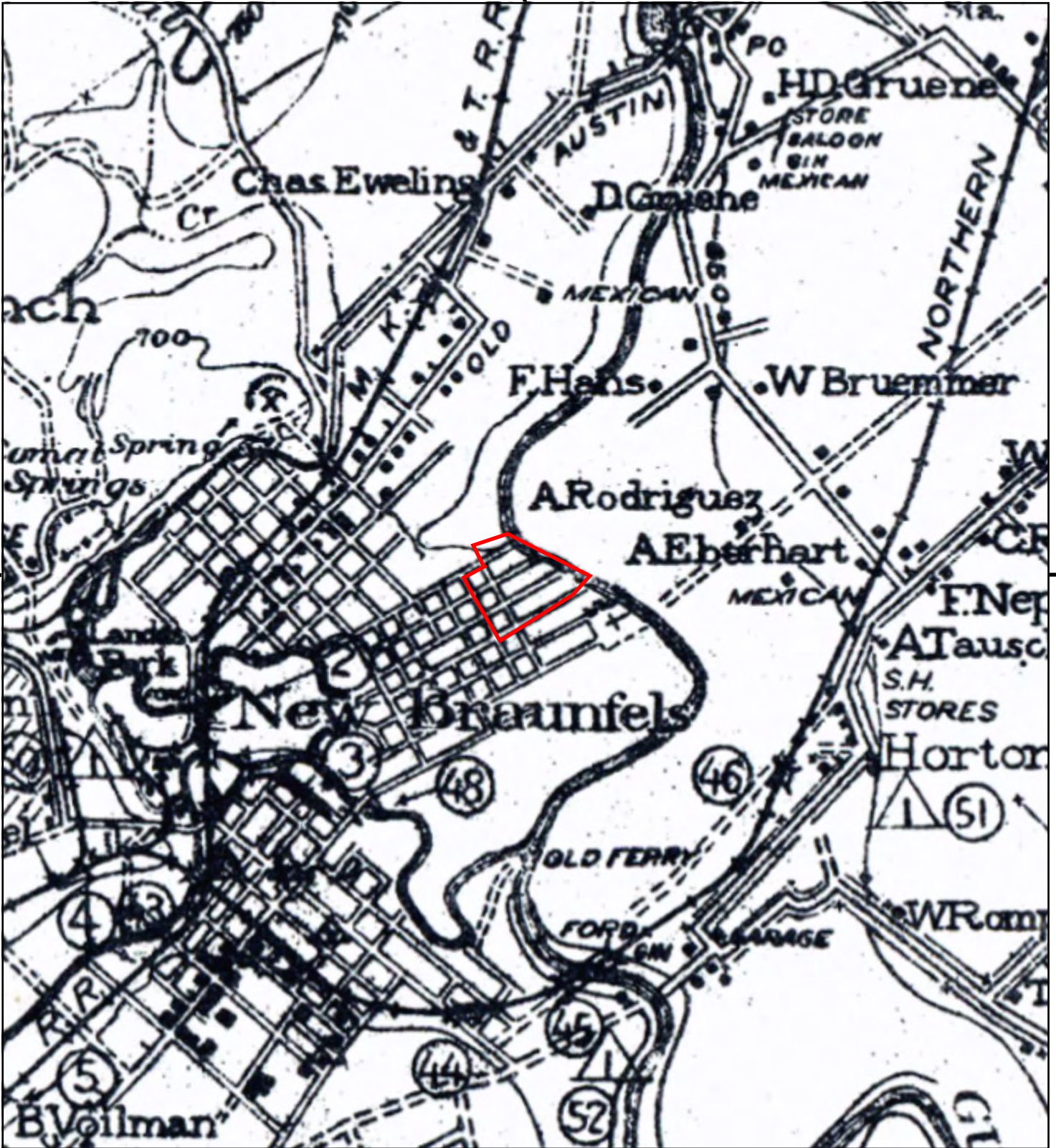


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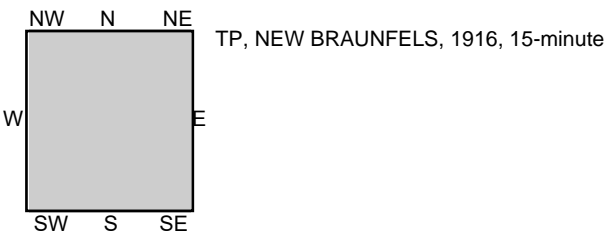
SITE NAME: Comal County Fair Grounds  
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 New Braunfels, TX 78130  
 CLIENT: Anding Environmental Consulting LLC







Comal County Fair Grounds

701 Common Street

New Braunfels, TX 78130

Inquiry Number: 7138413.3

October 11, 2022

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**Site Name:**

Comal County Fair Grounds  
701 Common Street  
New Braunfels, TX 78130  
EDR Inquiry # 7138413.3

**Client Name:**

Anding Environmental Consulting LLC  
925 Lauren St  
New Braunfels, TX 78130  
Contact: Amanda M Anding



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**Certification #** 78C0-4067-9569

**PO #** NA

**Project** 22-108

**Maps Provided:**

1969  
1949  
1930  
1922



Sanborn® Library search results

Certification #: 78C0-4067-9569

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### 1969 Source Sheets



Volume 1, Sheet 17  
1969

### 1949 Source Sheets



Volume 1, Sheet 17  
1949

### 1930 Source Sheets



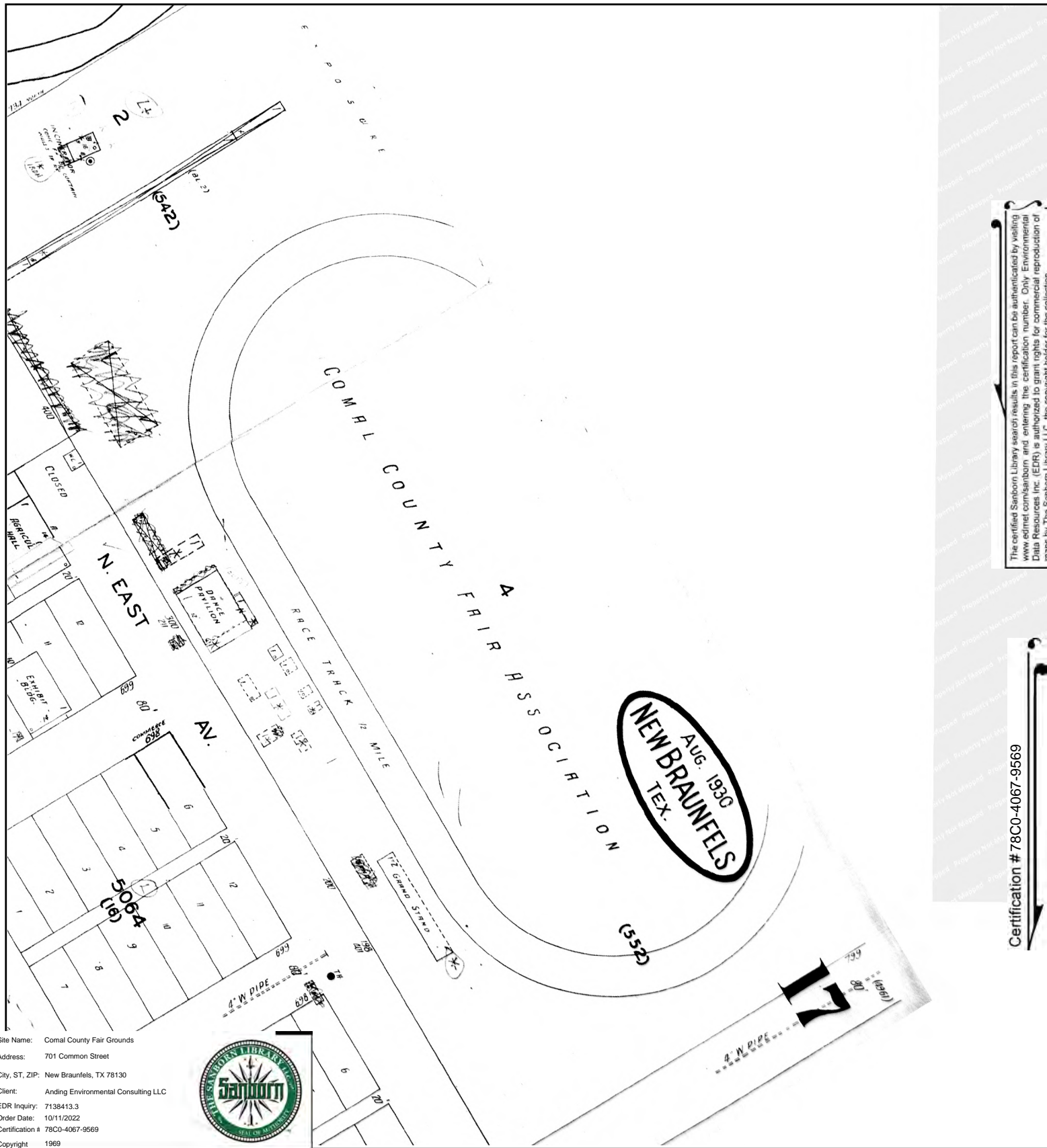
Volume 1, Sheet 17  
1930

### 1922 Source Sheets



Volume 1, Sheet 11  
1922





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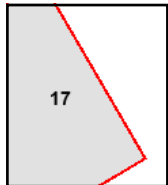
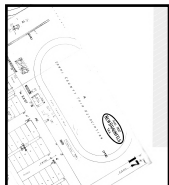
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 Address: 701 Common Street  
 City, ST, ZIP: New Braunfels, TX 78130  
 Client: Anding Environmental Consulting LLC  
 EDR Inquiry: 7138413.3  
 Order Date: 10/11/2022  
 Certification #: 78C0-4067-9569  
 Copyright: 1969

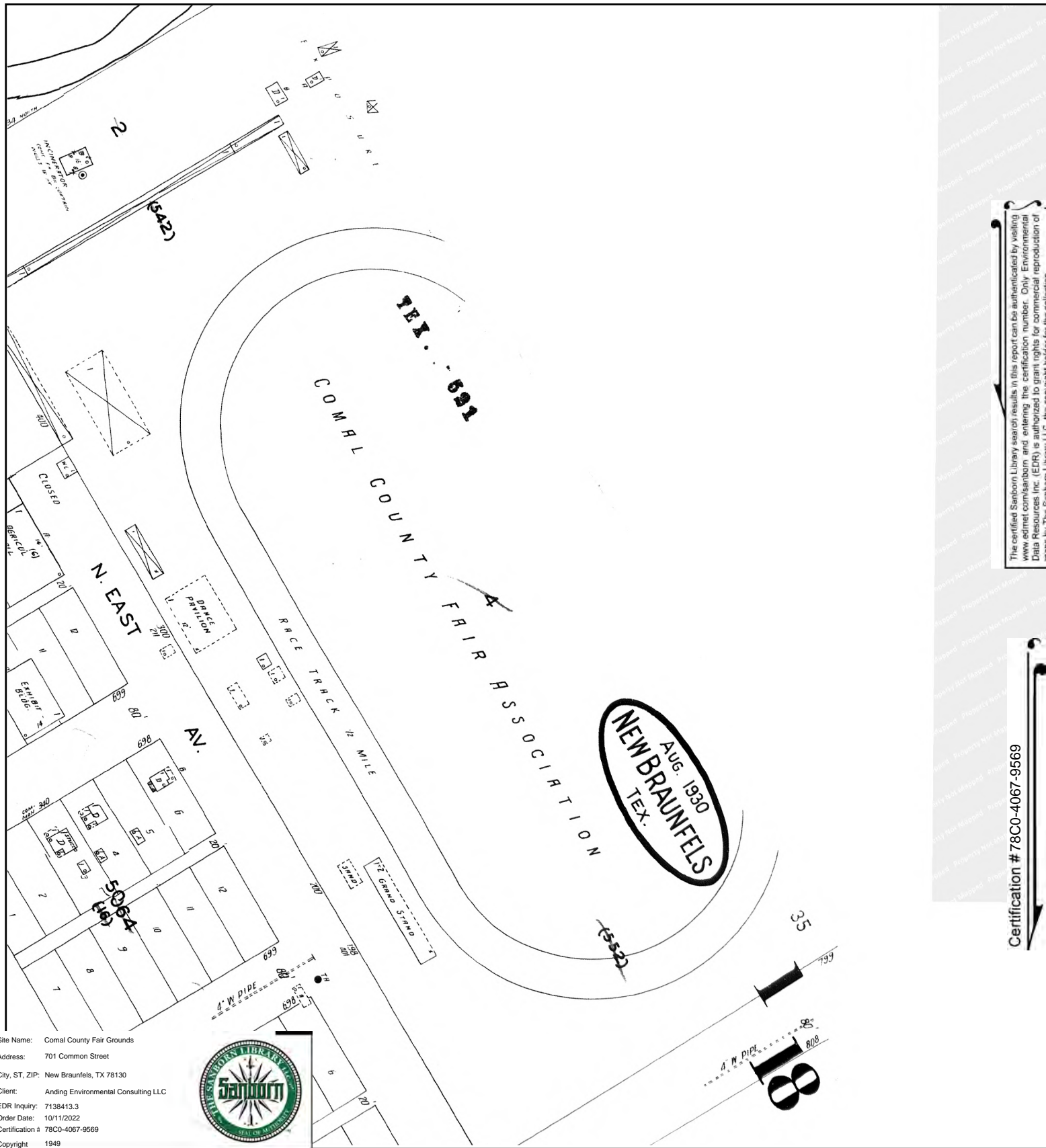


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Volume 1, Sheet 17

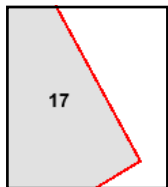




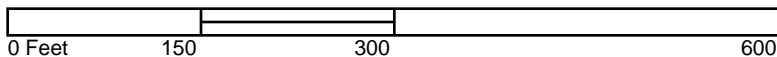
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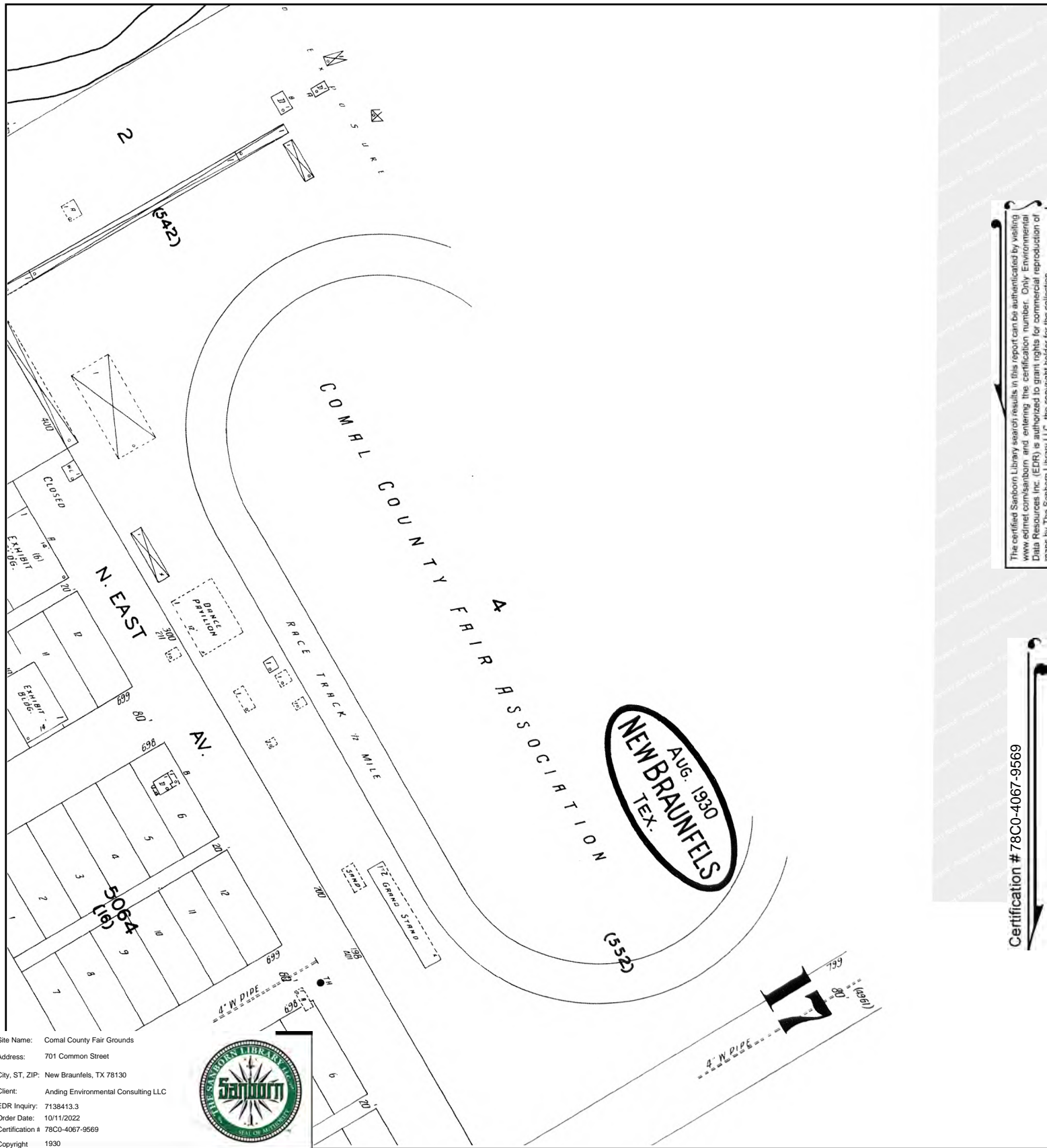


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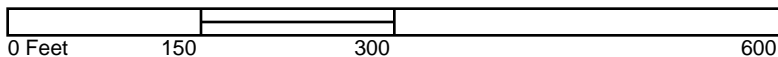


Volume 1, Sheet 17

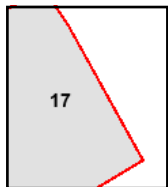




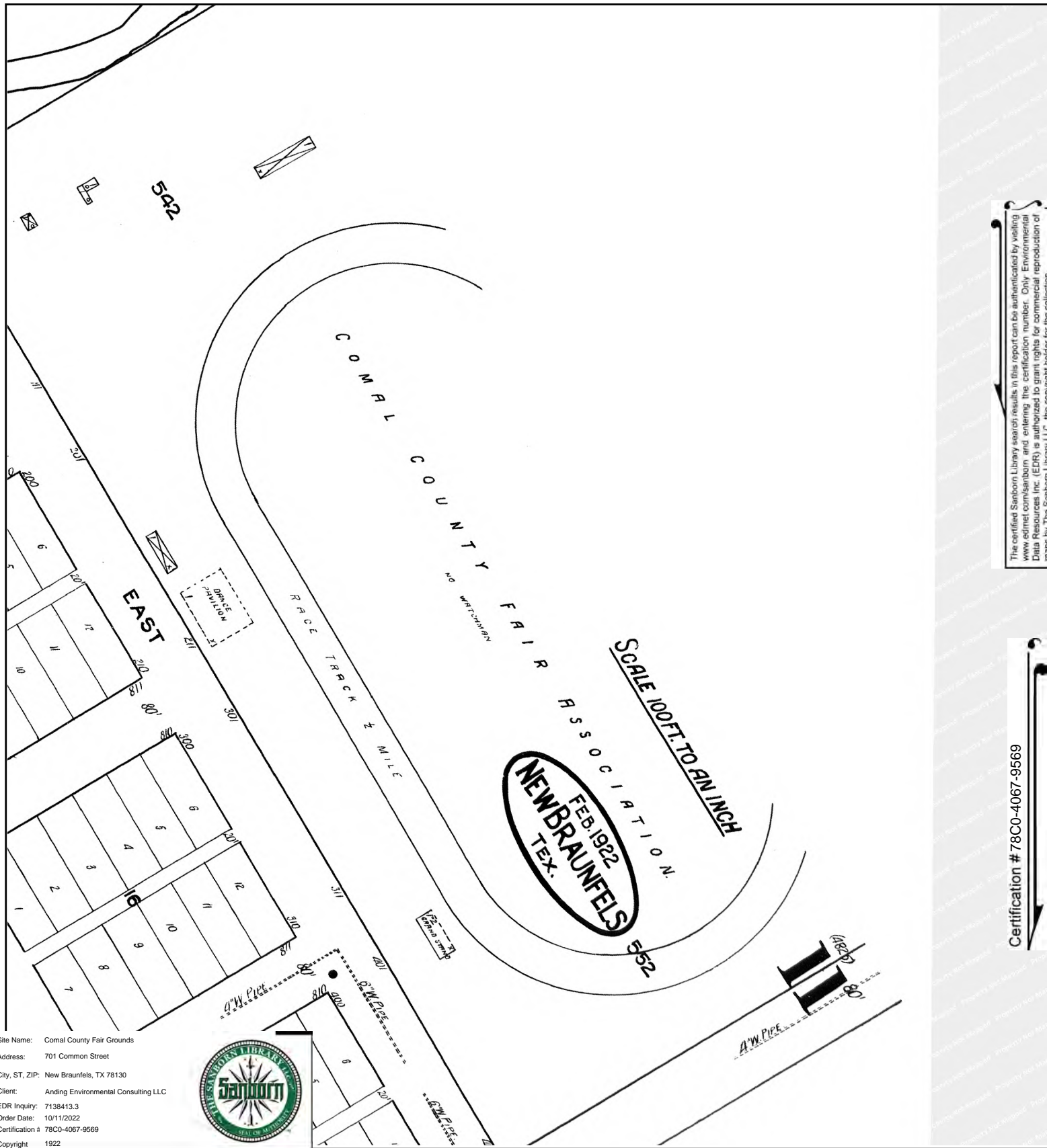
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Volume 1, Sheet 17









Comal County Fair Grounds

701 Common Street

New Braunfels, TX 78130

Inquiry Number: 7138413.3

October 11, 2022

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10/11/22

**Site Name:**

Comal County Fair Grounds  
701 Common Street  
New Braunfels, TX 78130  
EDR Inquiry # 7138413.3

**Client Name:**

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Contact: Amanda M Anding



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**Certification #** 78C0-4067-9569

**PO #** NA

**Project** 22-108

**Maps Provided:**

1969  
1949  
1930  
1922



Sanborn® Library search results

Certification #: 78C0-4067-9569

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### 1969 Source Sheets



Volume 1, Sheet 17  
1969

### 1949 Source Sheets



Volume 1, Sheet 17  
1949

### 1930 Source Sheets



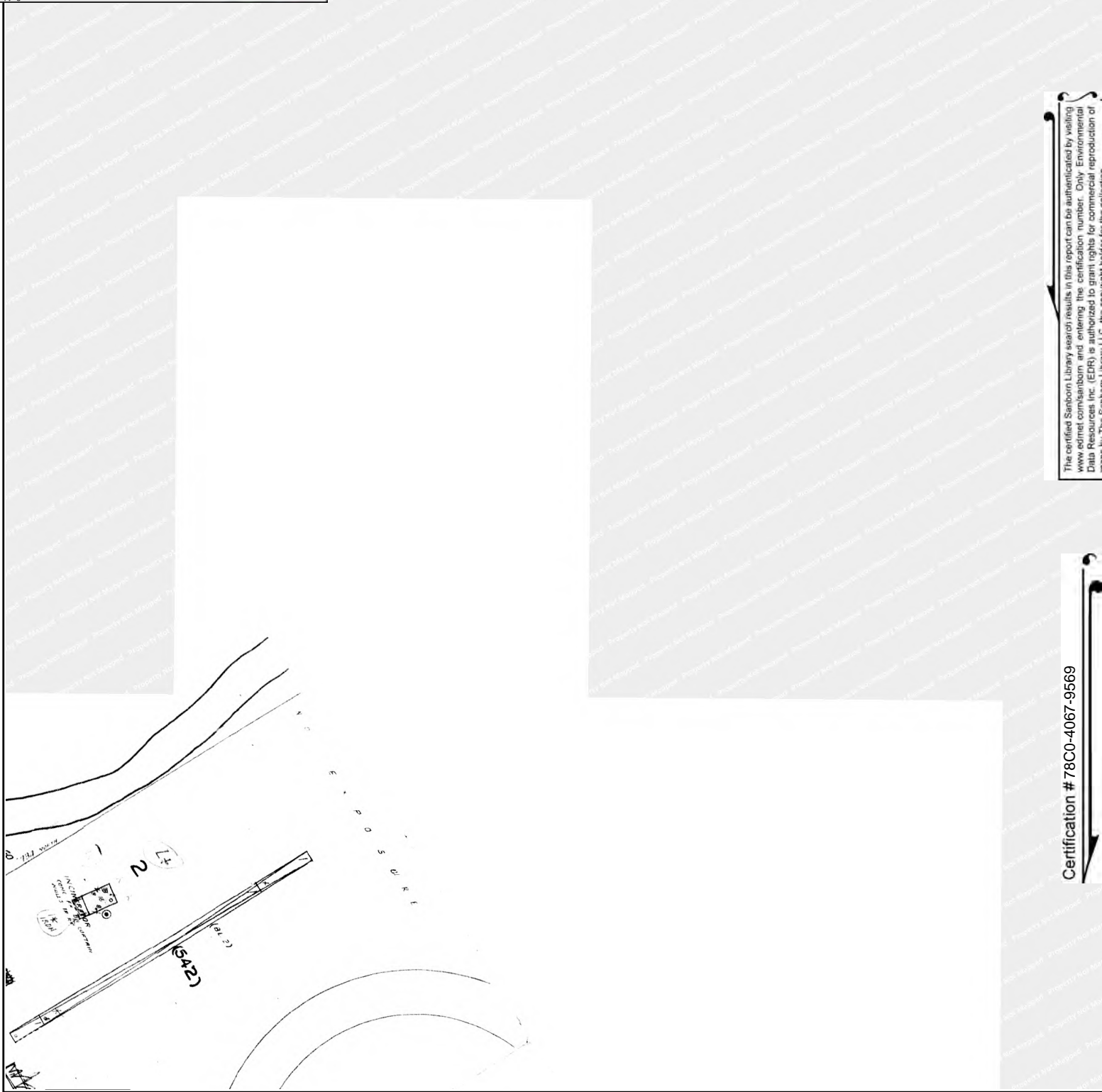
Volume 1, Sheet 17  
1930

### 1922 Source Sheets



Volume 1, Sheet 11  
1922

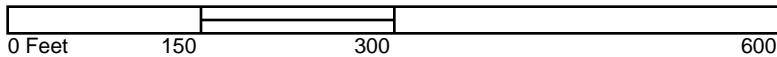
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 Address: 701 Common Street  
 City, ST, ZIP: New Braunfels, TX 78130  
 Client: Anding Environmental Consulting LLC  
 EDR Inquiry: 7138413.3  
 Order Date: 10/11/2022  
 Certification #: 78C0-4067-9569  
 Copyright: 1969



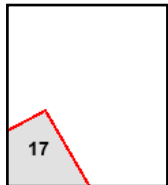
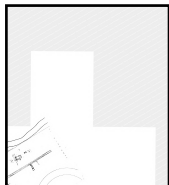
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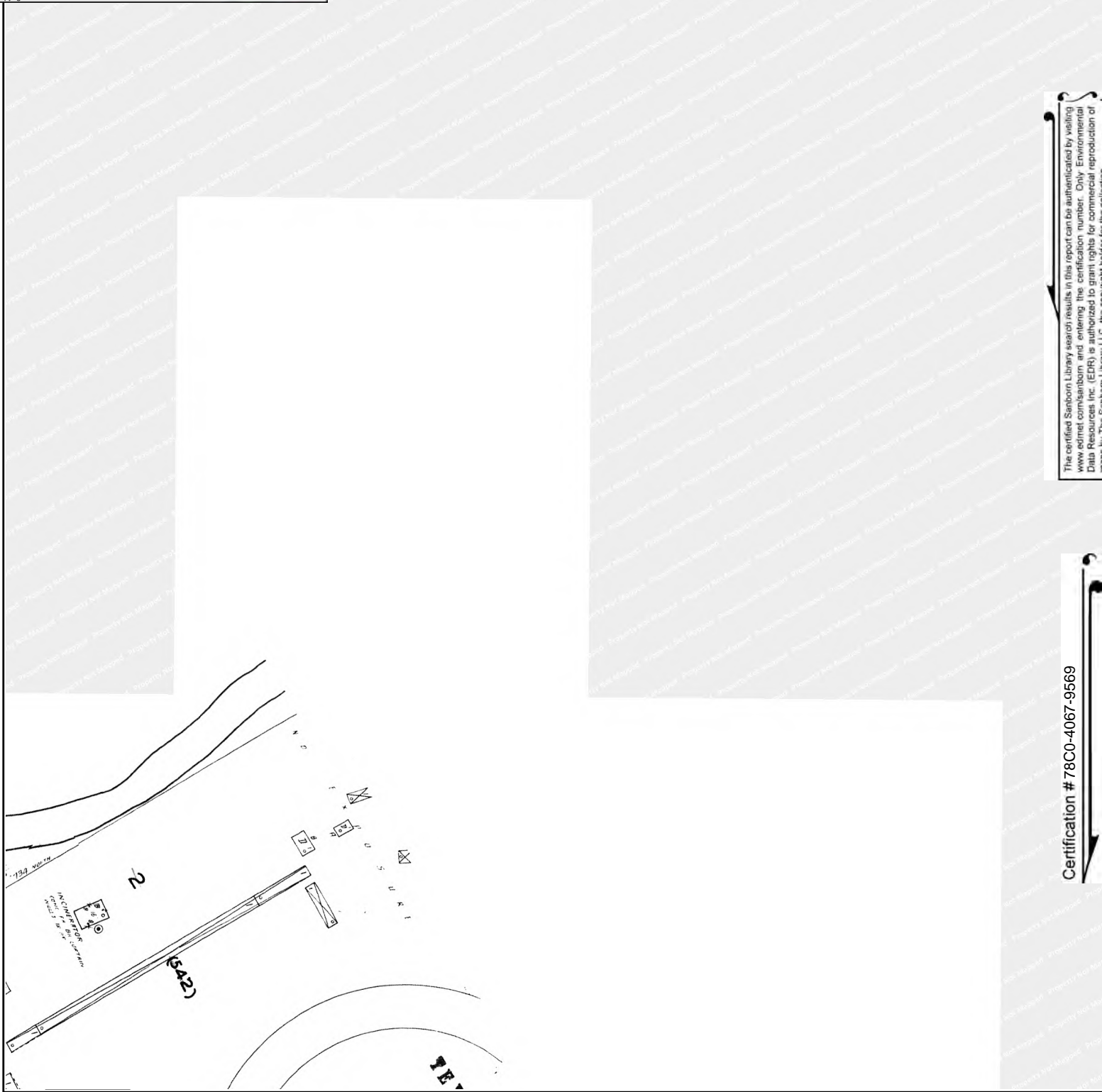
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Volume 1, Sheet 17



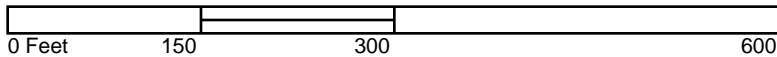
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 Certification #: 78CO-4067-9569  
 Copyright: 1949



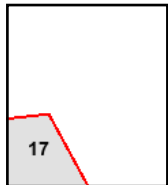
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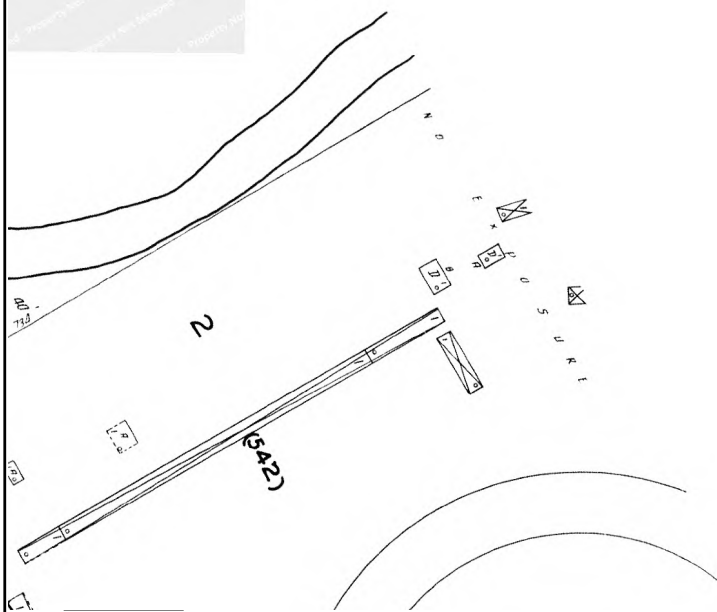


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Certification #: 78C0-4067-9569  
Copyright: 1930

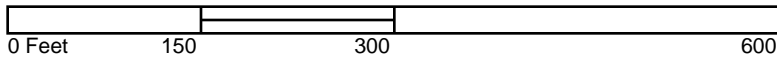


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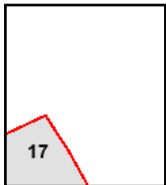
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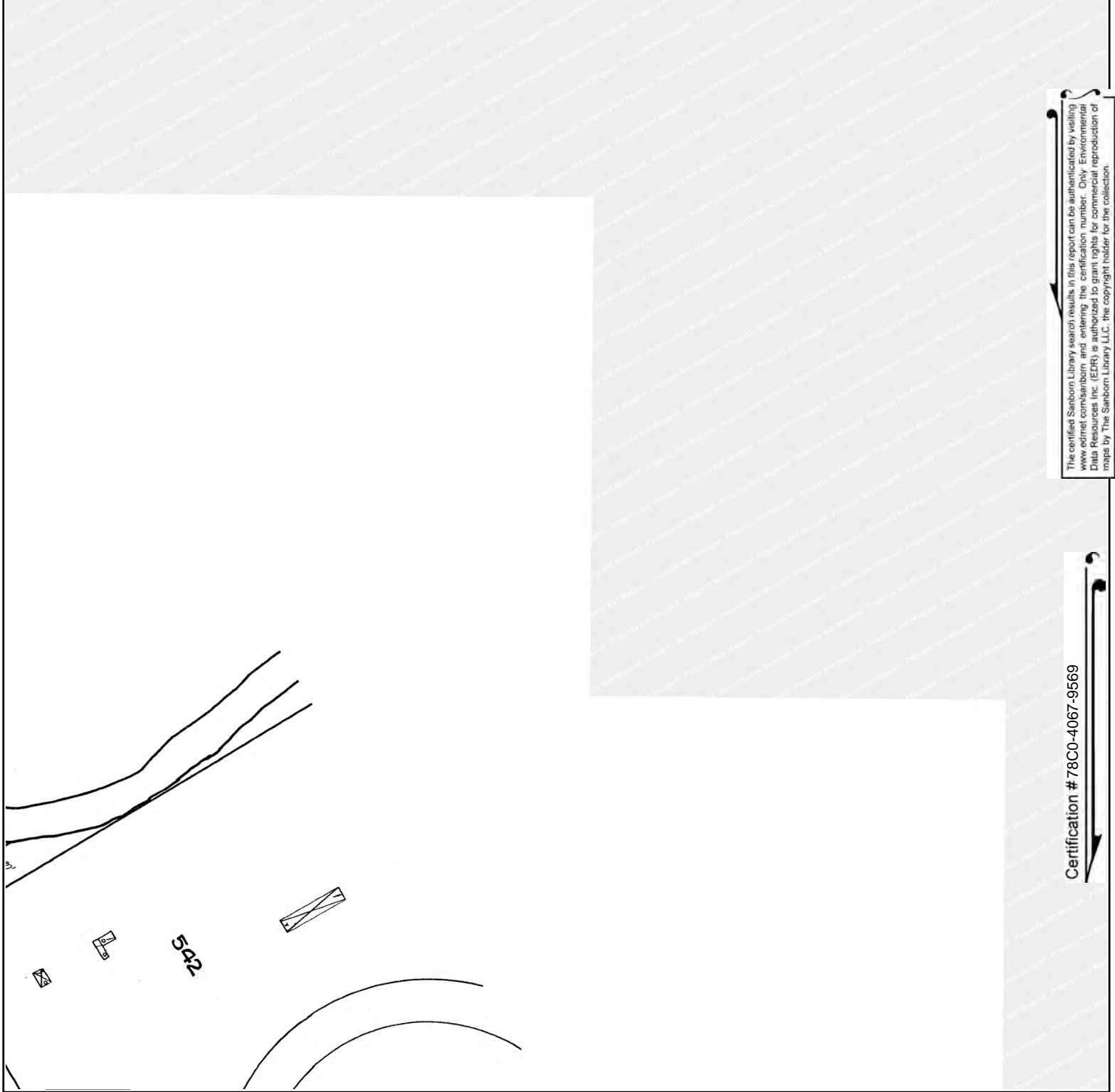
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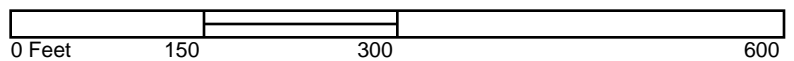
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 Address: 701 Common Street  
 City, ST, ZIP: New Braunfels, TX 78130  
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 EDR Inquiry: 7138413.3  
 Order Date: 10/11/2022  
 Certification #: 78C0-4067-9569  
 Copyright: 1922



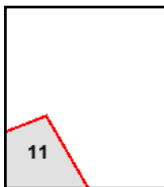
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Volume 1, Sheet 11





Comal County Fair Grounds

701 Common Street

New Braunfels, TX 78130

Inquiry Number: 7138413.3

October 11, 2022

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## Certified Sanborn® Map Report

10/11/22

**Site Name:**

Comal County Fair Grounds  
701 Common Street  
New Braunfels, TX 78130  
EDR Inquiry # 7138413.3

**Client Name:**

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### Certified Sanborn Results:

**Certification #** 78C0-4067-9569

**PO #** NA

**Project** 22-108

**Maps Provided:**

1969  
1949  
1930  
1922



Sanborn® Library search results

Certification #: 78C0-4067-9569

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### 1969 Source Sheets



Volume 1, Sheet 17  
1969

### 1949 Source Sheets



Volume 1, Sheet 17  
1949

### 1930 Source Sheets



Volume 1, Sheet 17  
1930

### 1922 Source Sheets



Volume 1, Sheet 11  
1922

Site Name: Comal County Fair Grounds

Address: 701 Common Street

City, ST, ZIP: New Braunfels, TX 78130

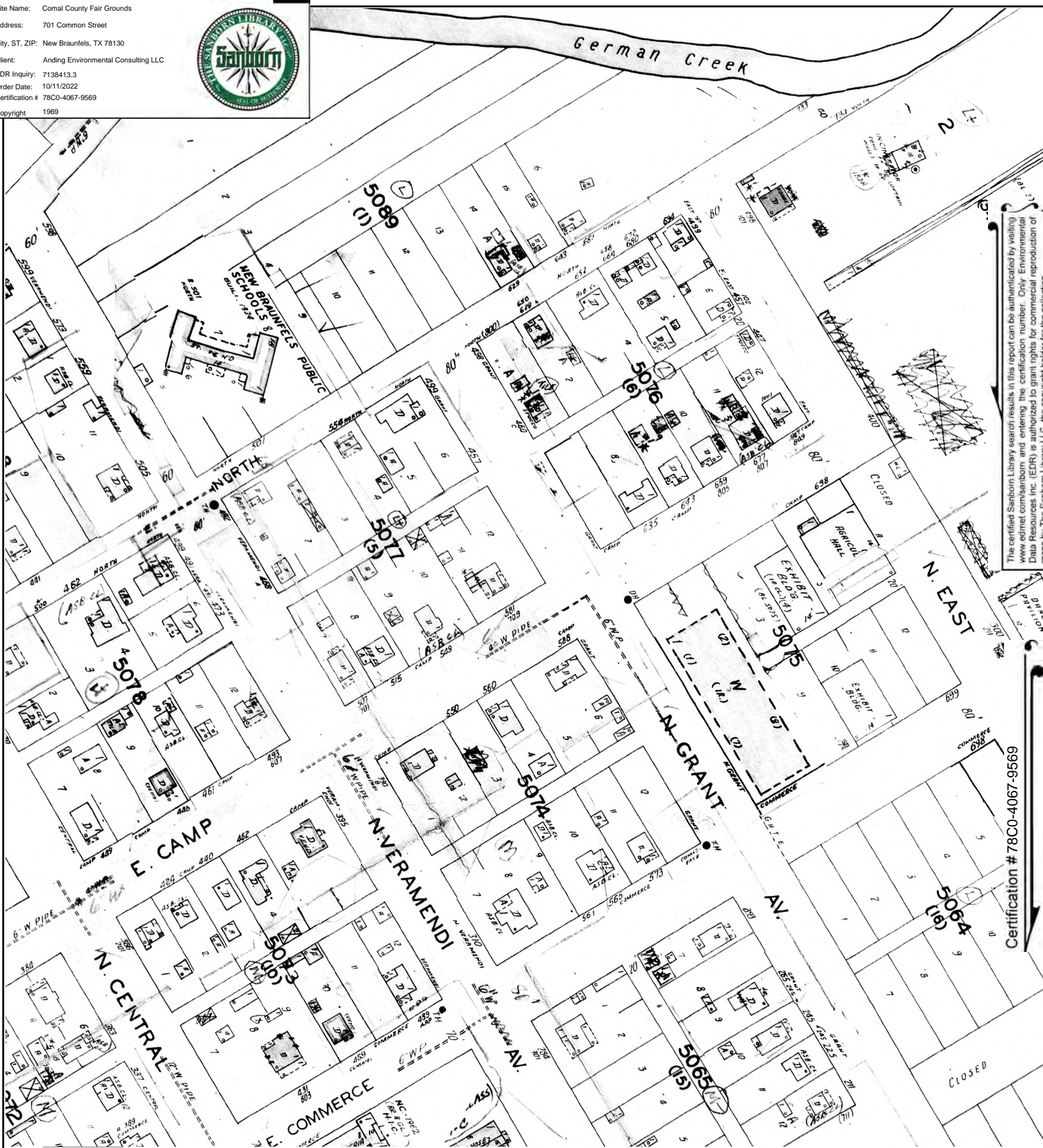
Client: Anding Environmental Consulting LLC

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Certification # 78CO-4067-9569

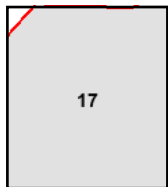
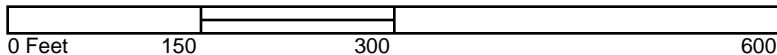
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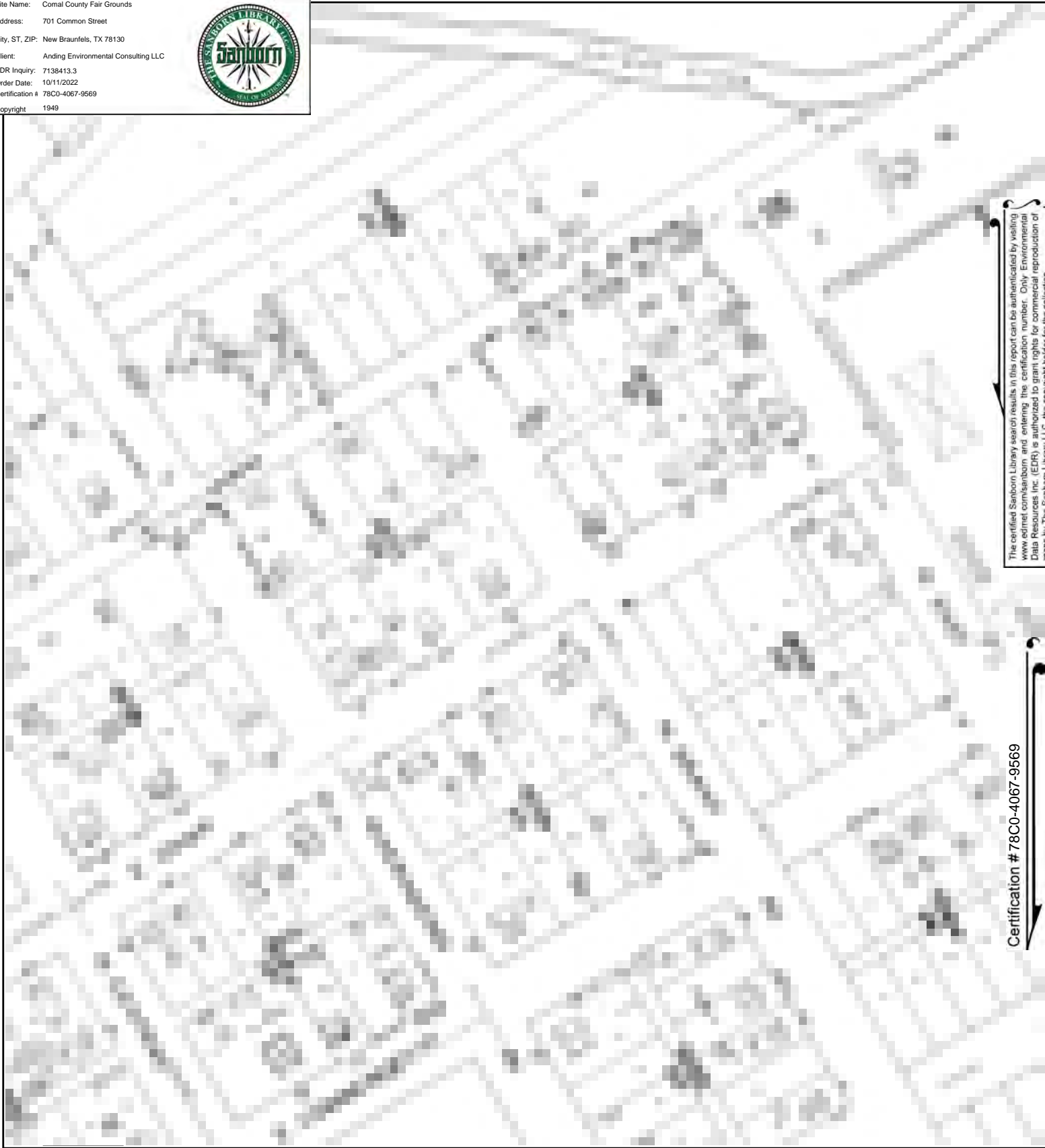


Volume 1, Sheet 17





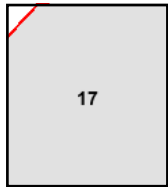
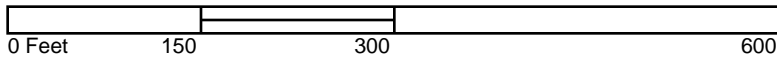
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 Address: 701 Common Street  
 City, ST, ZIP: New Braunfels, TX 78130  
 Client: Anding Environmental Consulting LLC  
 EDR Inquiry: 7138413.3  
 Order Date: 10/11/2022  
 Certification #: 78C0-4067-9569  
 Copyright: 1949



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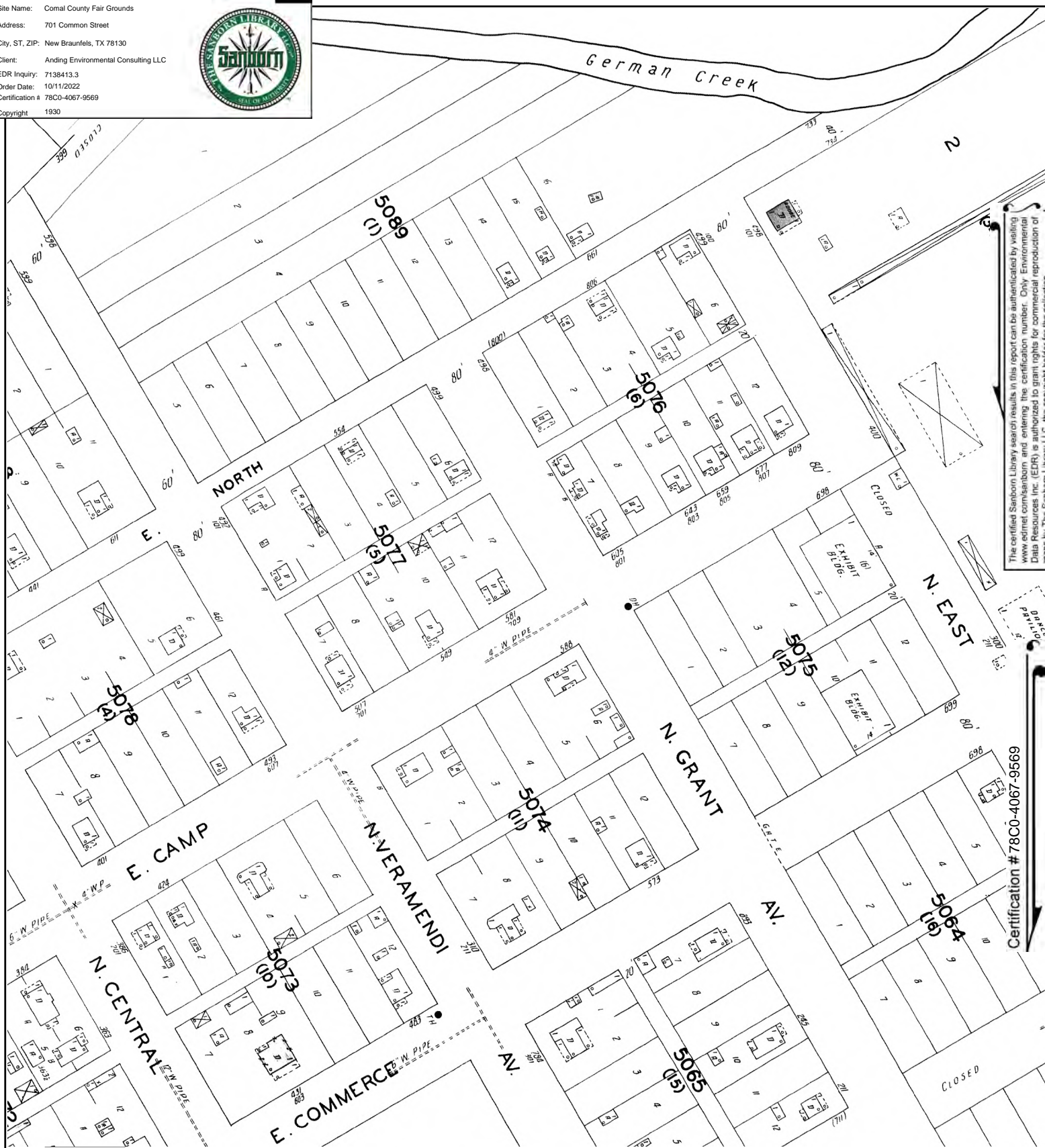
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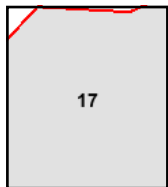
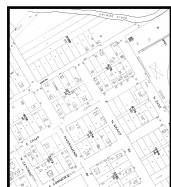
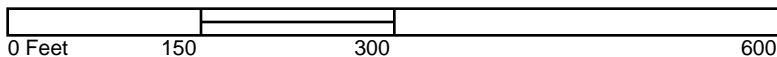
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 Certification #: 78C0-4067-9569  
 Copyright: 1930



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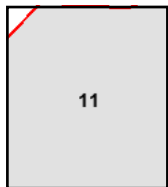




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 EDR Inquiry: 7138413.3  
 Order Date: 10/11/2022  
 Certification #: 78C0-4067-9569  
 Copyright: 1922



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Volume 1, Sheet 11





Comal County Fair Grounds

701 Common Street

New Braunfels, TX 78130

Inquiry Number: 7138413.3

October 11, 2022

## Certified Sanborn® Map Report



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[www.edrnet.com](http://www.edrnet.com)

## Certified Sanborn® Map Report

10/11/22

**Site Name:**

Comal County Fair Grounds  
701 Common Street  
New Braunfels, TX 78130  
EDR Inquiry # 7138413.3

**Client Name:**

Anding Environmental Consulting LLC  
925 Lauren St  
New Braunfels, TX 78130  
Contact: Amanda M Anding



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**Certification #** 78C0-4067-9569

**PO #** NA

**Project** 22-108

**Maps Provided:**

1969  
1949  
1930  
1922



Sanborn® Library search results

Certification #: 78C0-4067-9569

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## Sanborn Sheet Key

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### 1969 Source Sheets



Volume 1, Sheet 17  
1969

### 1949 Source Sheets



Volume 1, Sheet 17  
1949

### 1930 Source Sheets



Volume 1, Sheet 17  
1930

### 1922 Source Sheets

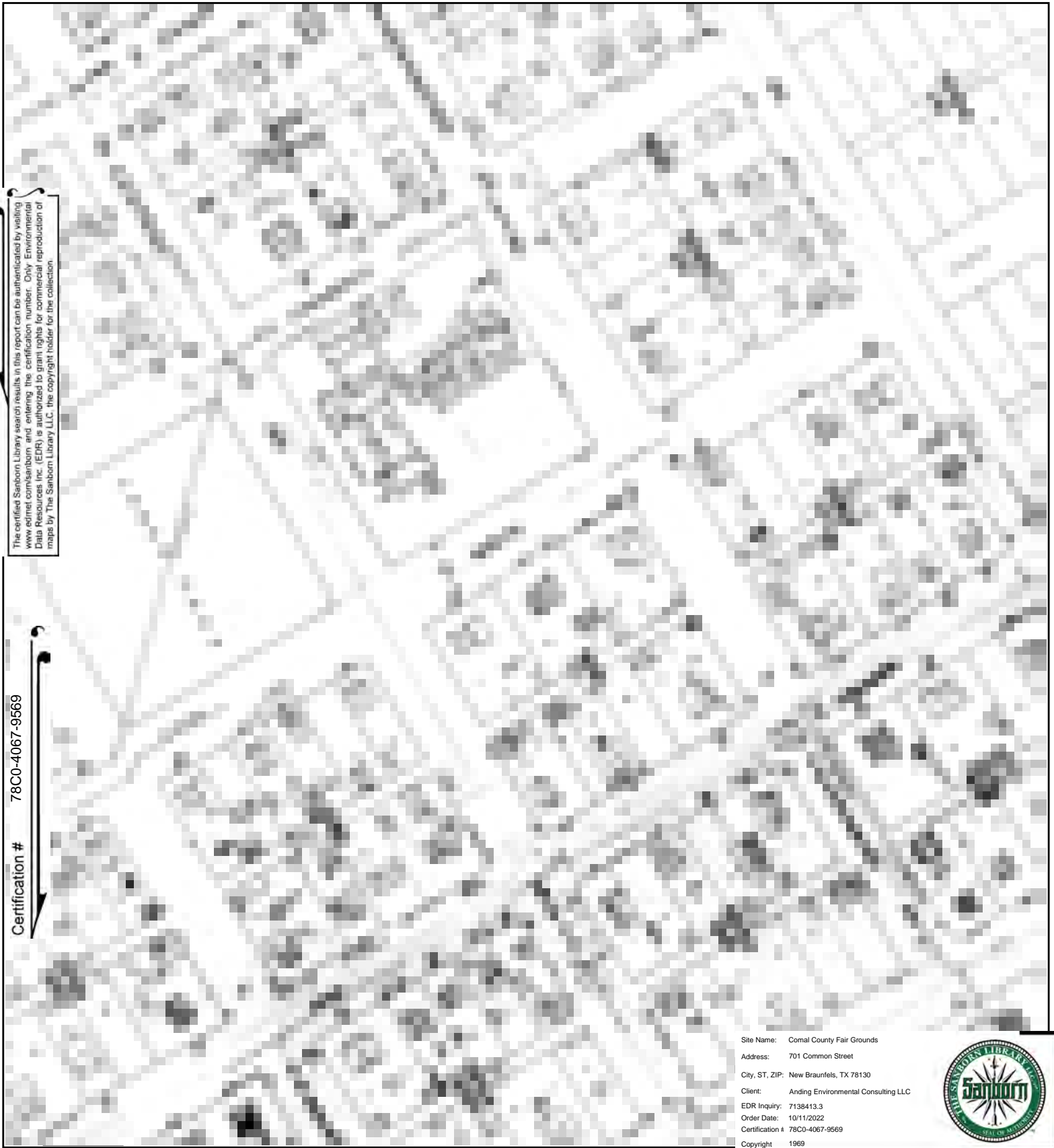


Volume 1, Sheet 11  
1922



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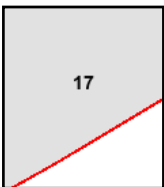
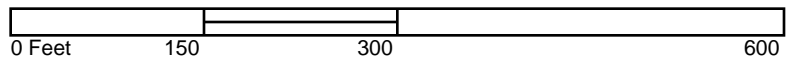
Certification # 78C0-4067-9569



Site Name: Comal County Fair Grounds  
 Address: 701 Common Street  
 City, ST, ZIP: New Braunfels, TX 78130  
 Client: Anding Environmental Consulting LLC  
 EDR Inquiry: 7138413.3  
 Order Date: 10/11/2022  
 Certification # 78C0-4067-9569  
 Copyright 1969

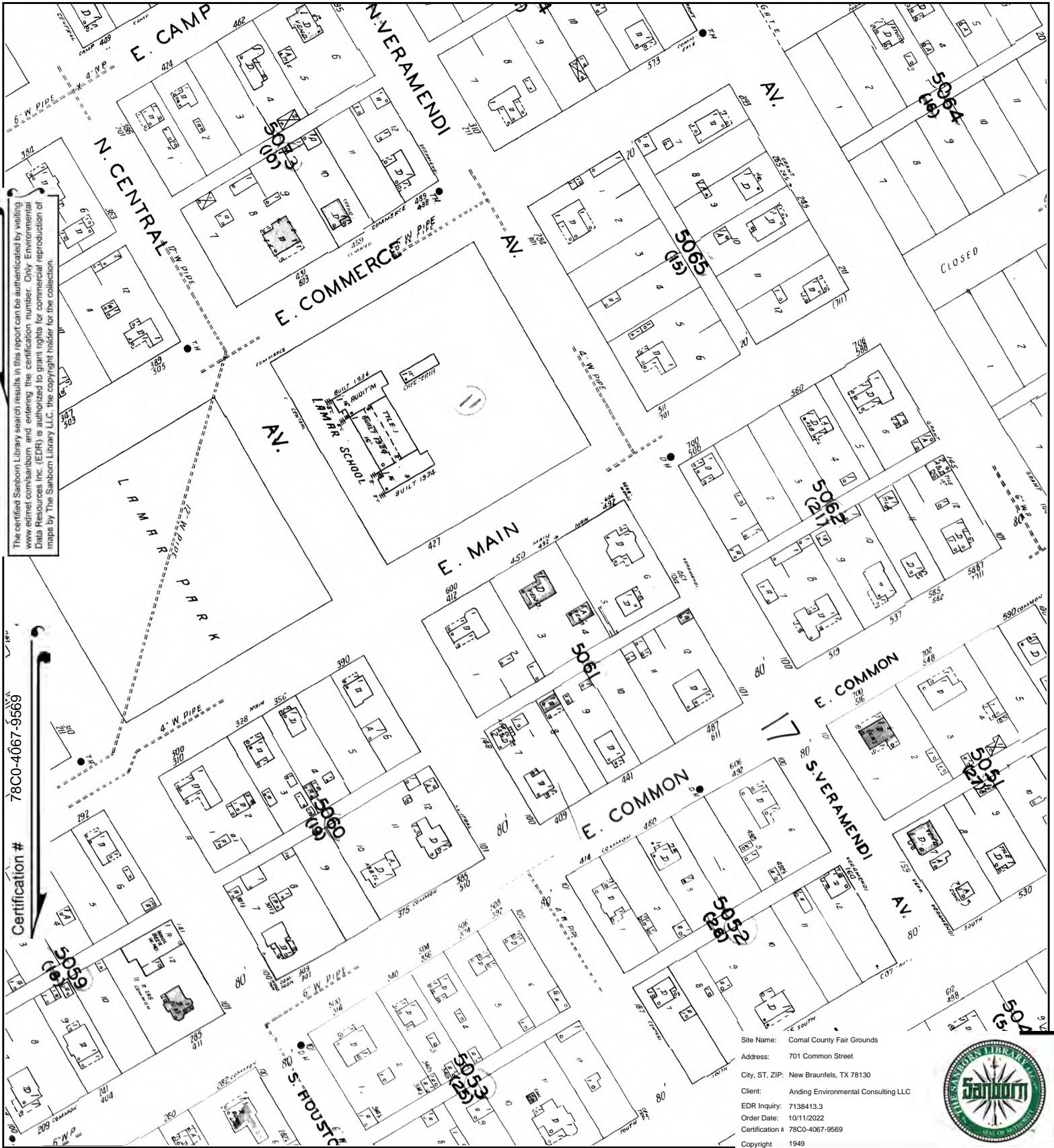


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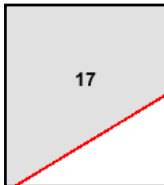


Volume 1, Sheet 17



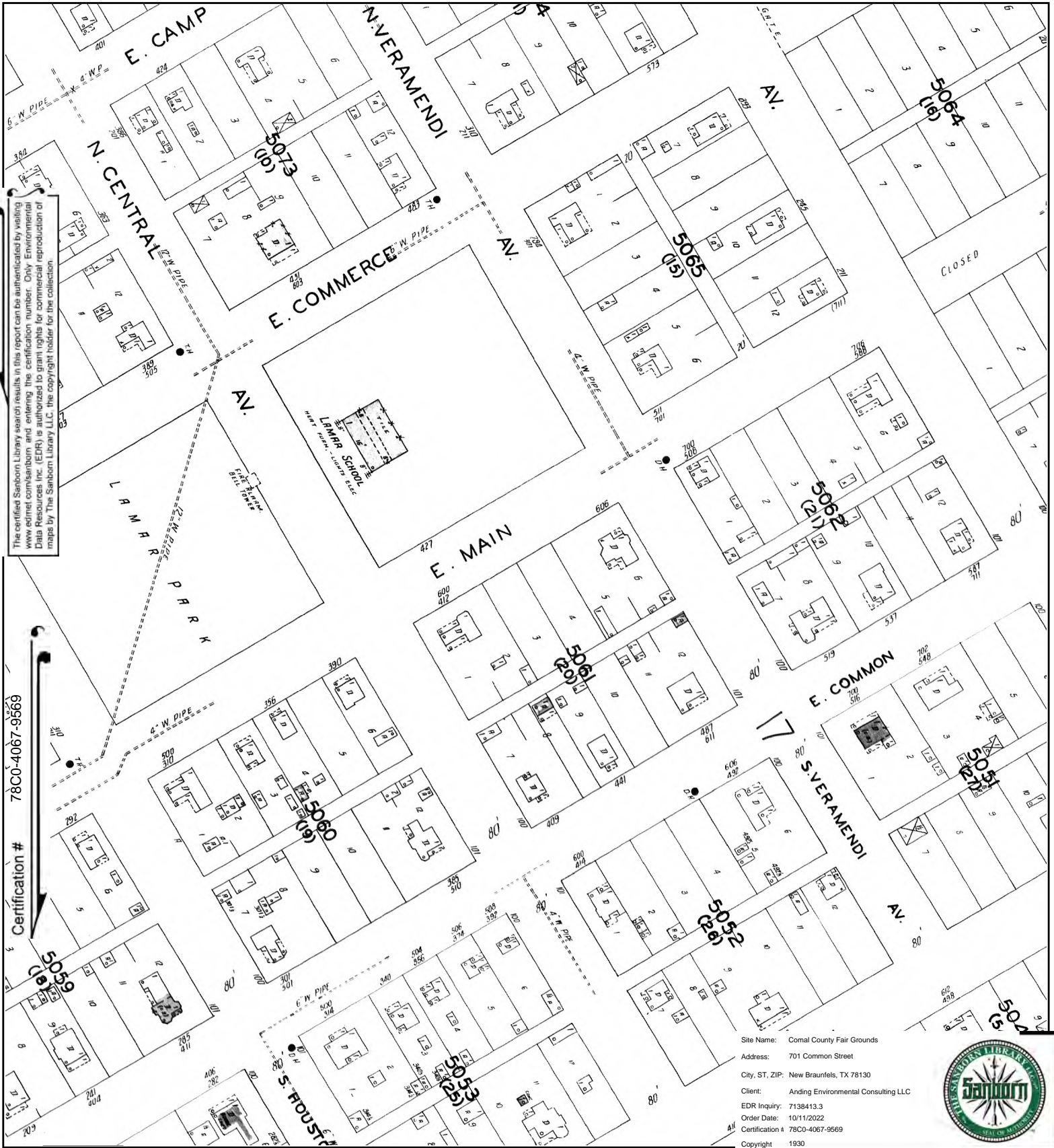


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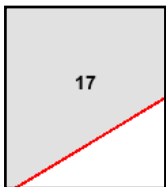
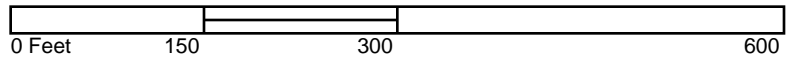
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 Copyright 1930



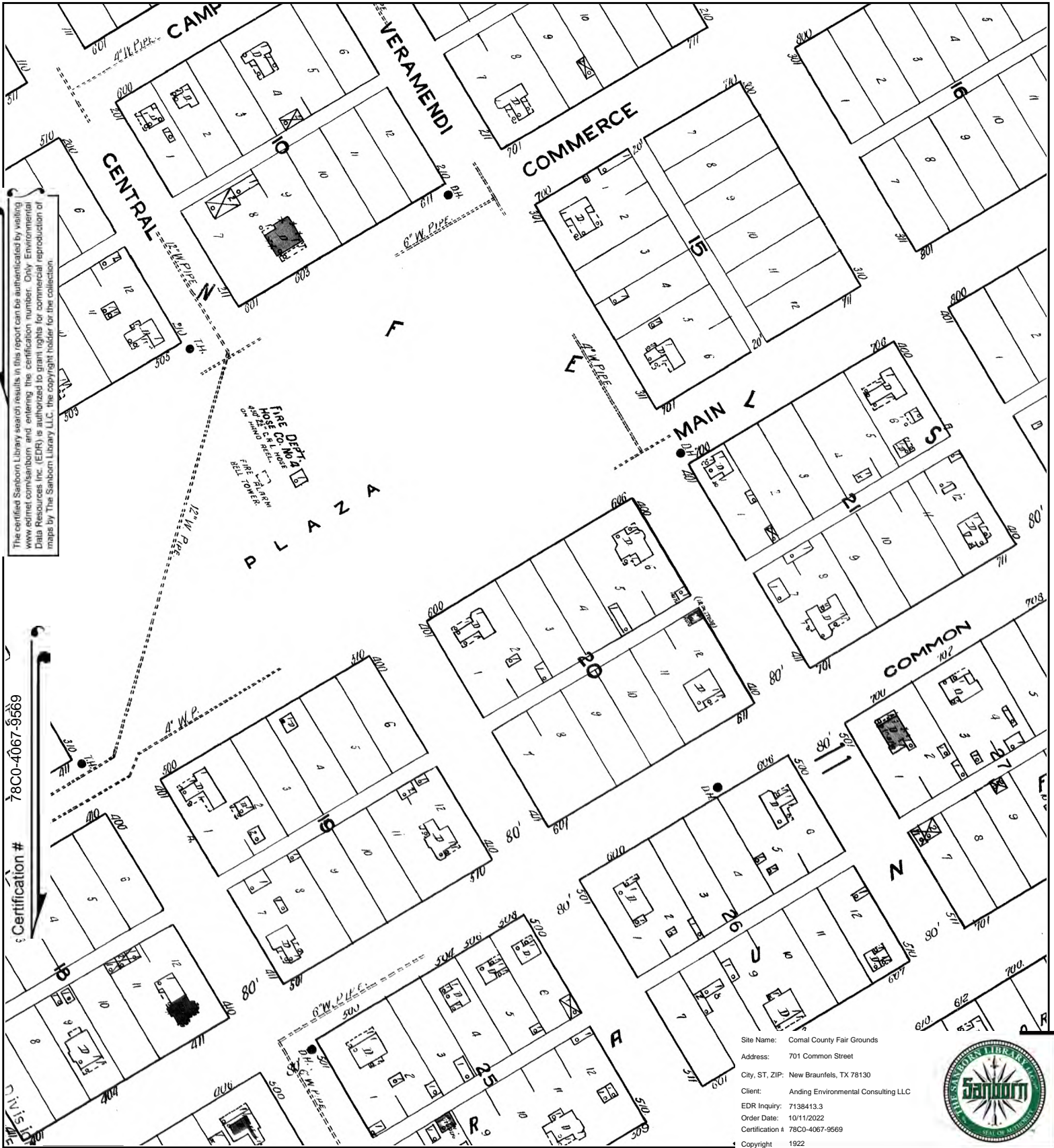
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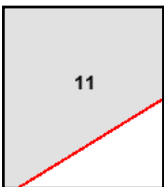
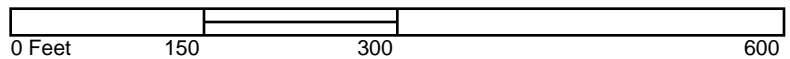
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 Copyright 1922



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Volume 1, Sheet 11





Comal County Fair Grounds

701 Common Street

New Braunfels, TX 78130

Inquiry Number: 7138413.3

October 11, 2022

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New Braunfels, TX 78130  
EDR Inquiry # 7138413.3

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Anding Environmental Consulting LLC  
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**Certification #** 78C0-4067-9569

**PO #** NA

**Project** 22-108

**Maps Provided:**

1969  
1949  
1930  
1922



Sanborn® Library search results

Certification #: 78C0-4067-9569

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Volume 1, Sheet 17  
1969

### 1949 Source Sheets



Volume 1, Sheet 17  
1949

### 1930 Source Sheets

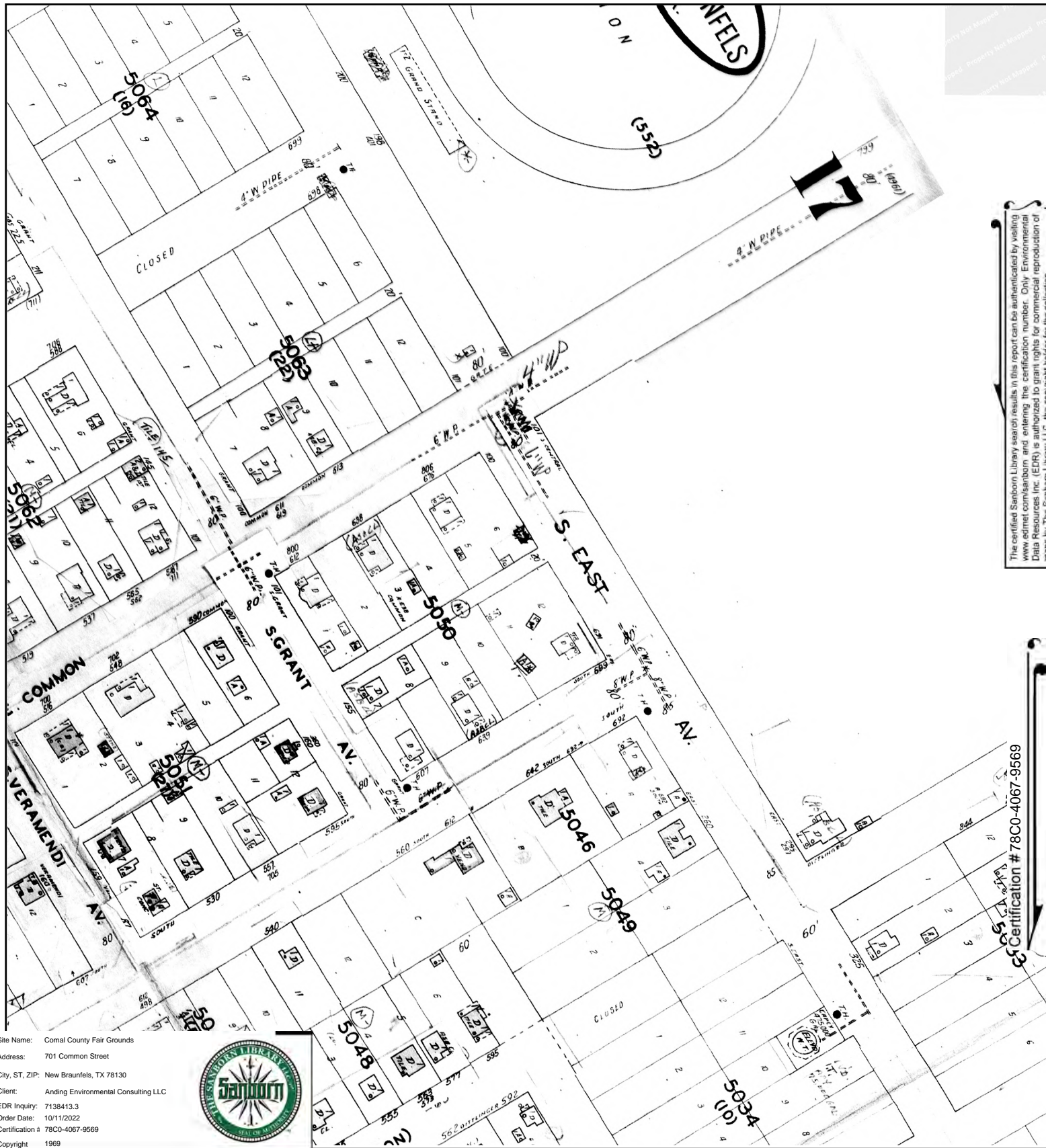


Volume 1, Sheet 17  
1930

### 1922 Source Sheets



Volume 1, Sheet 11  
1922



Site Name: Comal County Fair Grounds

Address: 701 Common Street

City, ST, ZIP: New Braunfels, TX 78130

Client: Anding Environmental Consulting LLC

EDR Inquiry: 7138413.3

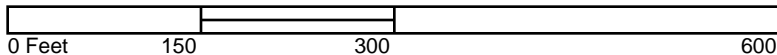
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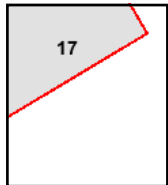
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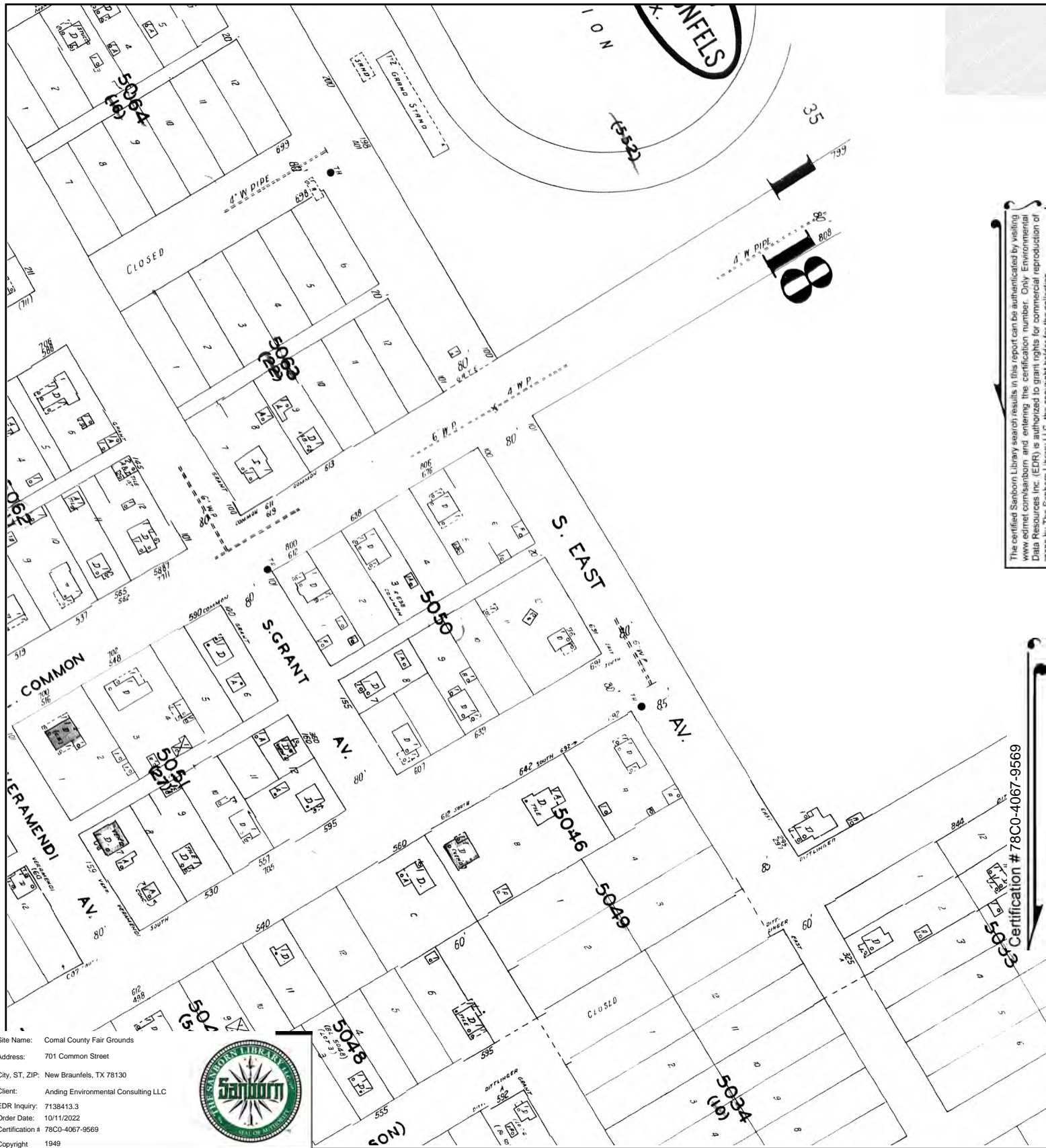
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City, ST, ZIP: New Braunfels, TX 78130

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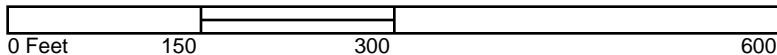
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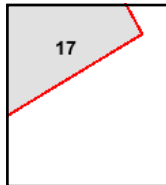
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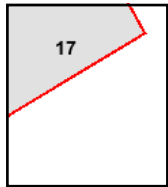
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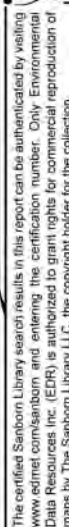


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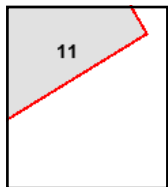




Copyright 1922



Volume 1, Sheet 11



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**APPENDIX E      OPEN RECORDS CORRESPONDENCE**



City of New Braunfels &lt;newbraunfelstx@govqa.us&gt;

10/14/2022 8:44 AM

**[Records Center] Public Records Request :: C000060-100422**

To amanda@andingenvironmental.com &lt;amanda@andingenvironmental.com&gt;

--- Please respond above this line ---



RE: Public Records Request of October 04, 2022, Reference # C000060-100422

Dear Amanda Anding,

The City of New Braunfels received a public records request from you on October 04, 2022. Your request mentioned:

**I would like to request any information concerning responses to hazardous materials releases, fires and any environmental incident related to the property and those adjacent to 701 Common Street, NB, TX 78130. A KMZ file of the area is uploaded to this request.**

The City of New Braunfels has reviewed its files and has located responsive records to your request. Please log in to the City of New Braunfels Public Records Portal at the following link to retrieve the responsive records.

[Public Records Request - C000060-100422](#)

For questions or additional information, please reply to this email.

Sincerely,

Megan Wilkinson  
City Secretary's office

To monitor the progress or update this request please log into the [City of New Braunfels Public Records Portal](#)



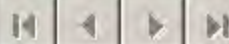
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CS607	07/23/2001	13:57:00	01-002706	001	ST3	01556

Basic | Units & Personnel | Response | Property & Involvement | Additional Reports | Incident Narrative | Other...

☐ Override Lock

- SECONDARY FIRE FROM GRASS FIRE THAT SPREAD TO STRUCTURE, IGNITING BOARDED UP WINDOW PANELS.  
- STRUCTURE WAS SMALL BUILDING (8' X 10') DESIGNED AS A BATHROOM NEAR THE OLD SMOKE STACK ON THE FAIRGROUNDS.  
GROUND AREA AROUND STRUCTURE HAD BEEN PARTLY CLEARED / SCRAPED DOWN. STRUCTURE WAS NOT IN USABLE  
CONDITION AND MR VOGES ADVISED STRUCTURE MAY BE DEMOLISHED AND HAS NO VALUE.  
- FIRE WAS EXTINGUISHED ALONG WITH MAJORITY OF GRASS FIRE PRIOR TO NBU ARRIVAL.  
- FOR FURTHER INFORMATION SEE INC. NO. 01-002706 EXP 00. EOR, DAVE 350.

REVIEWED BY 350, 07/23/2001 18:12 nbfid.



New



Browse



Save



Print...



Close

---

## **APPENDIX F      ENVIRONMENTAL DATABASE REPORT**



**Comal County Fair Grounds**

701 Common Street

New Braunfels, TX 78130

Inquiry Number: 7138413.2s

October 05, 2022

## EDR Summary Radius Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

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***Thank you for your business.***  
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with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

701 COMMON STREET  
NEW BRAUNFELS, TX 78130

#### COORDINATES

Latitude (North): 29.7153200 - 29° 42' 55.15"  
Longitude (West): 98.1134480 - 98° 6' 48.41"  
Universal Transverse Mercator: Zone 14  
UTM X (Meters): 585752.4  
UTM Y (Meters): 3287391.2  
Elevation: 652 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	SW
Source:	U.S. Geological Survey

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20141014
Source:	USDA



# MAPPED SITES SUMMARY

Target Property Address:  
701 COMMON STREET  
NEW BRAUNFELS, TX 78130

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
<a href="#">1</a>	KENOS DRIVE IN GROCE	107 HWY 81 E	UST	Lower	43, 0.008, South
<a href="#">2</a>	MAIN SERVICE STATION	521 MAIN	EDR Hist Auto	Higher	304, 0.058, SW
<a href="#">3</a>	DAVE S CLEANERS	596 N US HIGHWAY 81	EDR Hist Cleaner	Higher	312, 0.059, WNW
<a href="#">4</a>	EAST COMMERCE HAT AN	513 COMMERCE	EDR Hist Cleaner	Higher	334, 0.063, WSW
<a href="#">A5</a>	COMET CLEANERS	599 S STATE HIGHWAY	DRYCLEANERS	Higher	340, 0.064, South
<a href="#">A6</a>	CIRCLE K STORE 27040	541 STATE HIGHWAY 46	UST, Financial Assurance	Higher	403, 0.076, SSW
<a href="#">B7</a>	BLACKMON AUTOMOTIVE	520 N US HIGHWAY 81	EDR Hist Auto	Higher	443, 0.084, West
<a href="#">B8</a>	THE BIER HAUS	494 N ALAMO	UST	Higher	543, 0.103, West
<a href="#">9</a>	EASLEY D A JR	426 MAIN	EDR Hist Auto	Higher	659, 0.125, SW
<a href="#">C10</a>	BUTCH IRVING	400YDS S OF FIRST DR	CLI	Lower	838, 0.159, SSW
<a href="#">C11</a>	PIT STOP FOOD MART 8	380 STATE HIGHWAY 46	LPST, UST, Financial Assurance	Lower	943, 0.179, SSW
<a href="#">12</a>	NEW BRAUNFELS		CLI	Higher	1781, 0.337, East
<a href="#">D13</a>	STRIPE 1537	107 COMMON ST	RDR	Lower	1819, 0.345, SW
<a href="#">D14</a>	SAC -N- PAC # 1537	107 COMMON ST.	LPST, ASBESTOS	Lower	1864, 0.353, SW
<a href="#">15</a>	CIRCLE K 772	508 N UNION AVE	LPST, UST, ASBESTOS	Lower	1873, 0.355, WSW
<a href="#">16</a>	PIT STOP FOOD MART N	245 S UNION ST	RDR	Lower	1902, 0.360, SW
<a href="#">17</a>	HANZ PROPERTY SITES	LOOP 337 AND RIVER T	CLI	Lower	1934, 0.366, NE
<a href="#">18</a>	ARLONS GARAGE	395 N UNION AVE	LPST	Lower	1968, 0.373, WSW
<a href="#">19</a>	MCKENNA MEMORIAL HOS	143 E GARZA ST	LPST, UST	Higher	1988, 0.377, West
<a href="#">20</a>	COUNTY FAIRGROUNDS		CLI	Lower	2223, 0.421, SSE
<a href="#">21</a>	TIGER TOTE 21	957 LOOP 337	RDR	Higher	2521, 0.477, ENE
<a href="#">22</a>	OLD HEIDMAN PROPERTY	LOOP 337 & RIVER TER	CLI	Lower	2617, 0.496, NE

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### ***Lists of state and tribal landfills and solid waste disposal facilities***

CLI: A review of the CLI list, as provided by EDR, has revealed that there are 5 CLI sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEW BRAUNFELS Database: CLI, Date of Government Version: 08/30/1999 Date Closed: *****		E 1/4 - 1/2 (0.337 mi.)	12	10
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUTCH IRVING Database: CLI, Date of Government Version: 08/30/1999 Date Closed: *****	400YDS S OF FIRST DR	SSW 1/8 - 1/4 (0.159 mi.)	C10	10
HANZ PROPERTY SITES Database: CLI, Date of Government Version: 08/30/1999 Date Closed: 1964	LOOP 337 AND RIVER T	NE 1/4 - 1/2 (0.366 mi.)	17	12
COUNTY FAIRGROUNDS Database: CLI, Date of Government Version: 08/30/1999 Date Closed: 1969		SSE 1/4 - 1/2 (0.421 mi.)	20	12
OLD HEIDMAN PROPERTY Database: CLI, Date of Government Version: 08/30/1999 Date Closed: 1964	LOOP 337 & RIVER TER	NE 1/4 - 1/2 (0.496 mi.)	22	13

## EXECUTIVE SUMMARY

### ***Lists of state and tribal leaking storage tanks***

LPST: A review of the LPST list, as provided by EDR, and dated 06/20/2022 has revealed that there are 5 LPST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MCKENNA MEMORIAL HOS</b> LPST Id: 110048 CA Status: 6A - FINAL CONCURRENCE ISSUED Facility ID: 0065624 Status Code: FINAL CONCURRENCE ISSUED, CASE CLOSED	<b>143 E GARZA ST</b>	<b>W 1/4 - 1/2 (0.377 mi.)</b>	<b>19</b>	<b>12</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>PIT STOP FOOD MART 8</b> LPST Id: 120064 CA Status: 6A - FINAL CONCURRENCE ISSUED	<b>380 STATE HIGHWAY 46</b>	<b>SSW 1/8 - 1/4 (0.179 mi.)</b>	<b>C11</b>	<b>10</b>
<b>SAC -N- PAC # 1537</b> LPST Id: 119945 CA Status: 6P - FINAL PENDING WELL PLUG	<b>107 COMMON ST.</b>	<b>SW 1/4 - 1/2 (0.353 mi.)</b>	<b>D14</b>	<b>11</b>
<b>CIRCLE K 772</b> LPST Id: 110113 CA Status: 6A - FINAL CONCURRENCE ISSUED Facility ID: 0008901 Status Code: FINAL CONCURRENCE ISSUED, CASE CLOSED	<b>508 N UNION AVE</b>	<b>WSW 1/4 - 1/2 (0.355 mi.)</b>	<b>15</b>	<b>11</b>
<b>ARLONS GARAGE</b> LPST Id: 106932 CA Status: 6A - FINAL CONCURRENCE ISSUED Facility ID: 0064749 Status Code: FINAL CONCURRENCE ISSUED, CASE CLOSED	<b>395 N UNION AVE</b>	<b>WSW 1/4 - 1/2 (0.373 mi.)</b>	<b>18</b>	<b>12</b>

RDR: A review of the RDR list, as provided by EDR, and dated 06/24/2022 has revealed that there are 3 RDR sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>TIGER TOTE 21</b>	<b>957 LOOP 337</b>	<b>ENE 1/4 - 1/2 (0.477 mi.)</b>	<b>21</b>	<b>13</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>STRIPES 1537</b>	<b>107 COMMON ST</b>	<b>SW 1/4 - 1/2 (0.345 mi.)</b>	<b>D13</b>	<b>11</b>
<b>PIT STOP FOOD MART N</b>	<b>245 S UNION ST</b>	<b>SW 1/4 - 1/2 (0.360 mi.)</b>	<b>16</b>	<b>11</b>

### ***Lists of state and tribal registered storage tanks***

UST: A review of the UST list, as provided by EDR, and dated 09/19/2022 has revealed that there are 4



## EXECUTIVE SUMMARY

UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>CIRCLE K STORE 27040</b> Facility Status: ACTIVE Facility Id: 88782 Facility Num: 133896 AI Number: 957428612016307	<b>541 STATE HIGHWAY 46</b>	<b>SSW 0 - 1/8 (0.076 mi.)</b>	<b>A6</b>	<b>9</b>
<b>THE BIER HAUS</b> Facility Status: INACTIVE Facility Id: 33940 Facility Num: 66728 AI Number: 379338532002087	<b>494 N ALAMO</b>	<b>W 0 - 1/8 (0.103 mi.)</b>	<b>B8</b>	<b>9</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>KENOS DRIVE IN GROCE</b> Facility Status: INACTIVE Facility Id: 14307 Facility Num: 93200 AI Number: 583771442002088	<b>107 HWY 81 E</b>	<b>S 0 - 1/8 (0.008 mi.)</b>	<b>1</b>	<b>8</b>
<b>PIT STOP FOOD MART 8</b> Facility Status: ACTIVE Facility Id: 25895 Facility Num: 62279 AI Number: 148498522004198	<b>380 STATE HIGHWAY 46</b>	<b>SSW 1/8 - 1/4 (0.179 mi.)</b>	<b>C11</b>	<b>10</b>

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Other Ascertainable Records***

DRYCLEANERS: A review of the DRYCLEANERS list, as provided by EDR, and dated 05/16/2022 has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>COMET CLEANERS</b> AR Number: 24007738 CN Number: CN605470335 RN Number: RN110229382 Site Status: ACTIVE	<b>599 S STATE HIGHWAY</b>	<b>S 0 - 1/8 (0.064 mi.)</b>	<b>A5</b>	<b>8</b>

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 3

## EXECUTIVE SUMMARY

EDR Hist Auto sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MAIN SERVICE STATION	521 MAIN	SW 0 - 1/8 (0.058 mi.)	2	8
BLACKMON AUTOMOTIVE	520 N US HIGHWAY 81	W 0 - 1/8 (0.084 mi.)	B7	9
EASLEY D A JR	426 MAIN	SW 0 - 1/8 (0.125 mi.)	9	9

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DAVE S CLEANERS	596 N US HIGHWAY 81	WNW 0 - 1/8 (0.059 mi.)	3	8
EAST COMMERCE HAT AN	513 COMMERCE	WSW 0 - 1/8 (0.063 mi.)	4	8

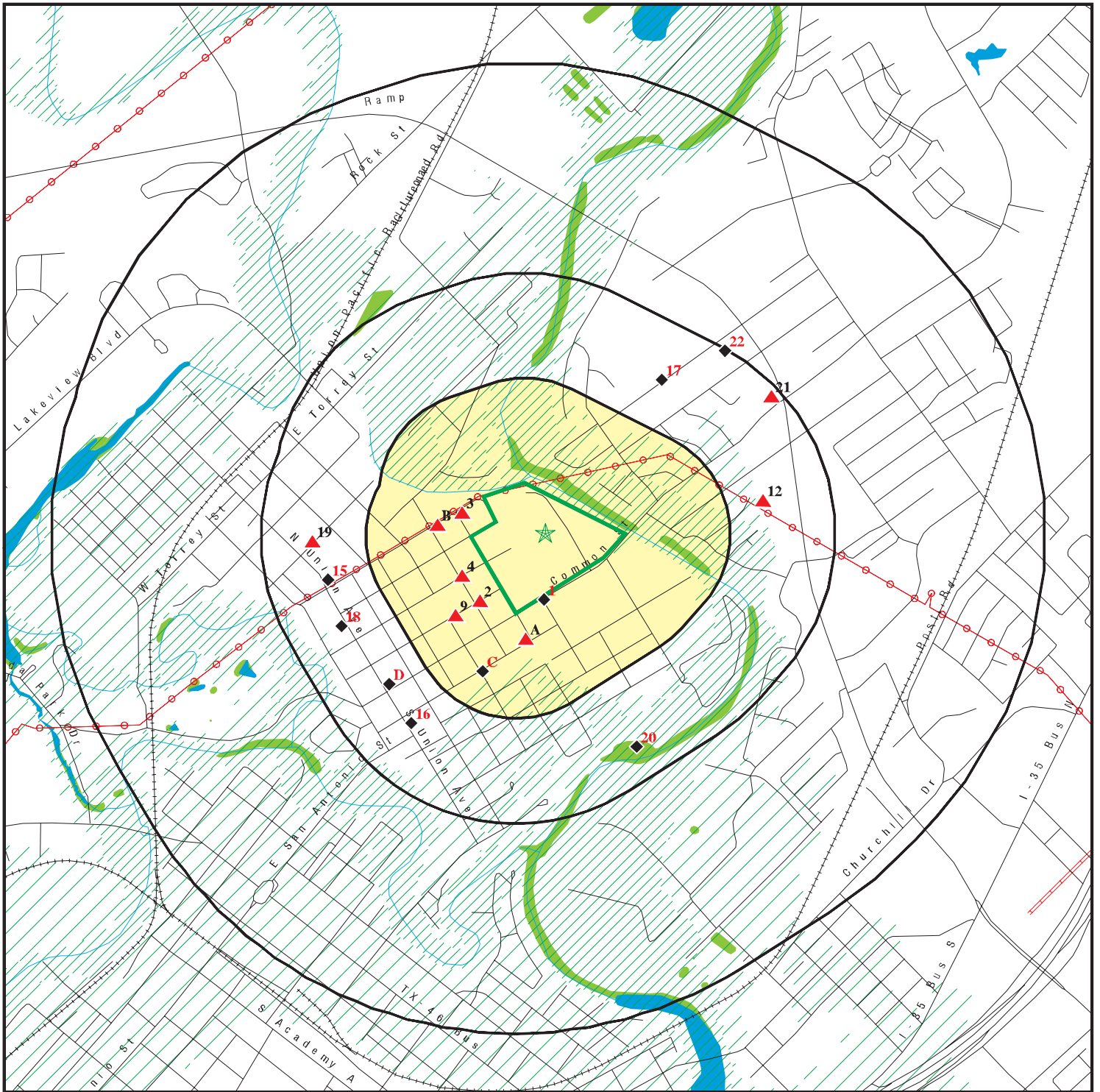
Count: 3 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COMAL COUNTY NEW BRAUNFELS NEW BRAUNFELS	S128233531 S115124949 S123819801	COMAL COUNTY WATER IMPROVEMENT DIS COMAL COUNTY LANDFILL THE SUNDANCE GOLF COURSE	APPROX 2,040 ACRES OF LAND LOC FM 1101 7.5M FROM MAIN PLAZA I 2294 E COMMON ST	78130	CENTRAL REGISTRY RGA LF VCP



# OVERVIEW MAP - 7138413.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 1/4 1/2 1 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Comal County Fair Grounds  
 ADDRESS: 701 Common Street  
 New Braunfels TX 78130  
 LAT/LONG: 29.71532 / 98.113448

CLIENT: Anding Environmental Consulting LLC  
 CONTACT: Amanda M Anding  
 INQUIRY #: 7138413.2s  
 DATE: October 05, 2022 12:55 pm

# DETAIL MAP - 7138413.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Comal County Fair Grounds  
 ADDRESS: 701 Common Street  
 New Braunfels TX 78130  
 LAT/LONG: 29.71532 / 98.113448

CLIENT: Anding Environmental Consulting LLC  
 CONTACT: Amanda M Anding  
 INQUIRY #: 7138413.2s  
 DATE: October 05, 2022 12:56 pm

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>STANDARD ENVIRONMENTAL RECORDS</u></b>								
<b><i>Lists of Federal NPL (Superfund) sites</i></b>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal Delisted NPL sites</i></b>								
Delisted NPL	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i></b>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal CERCLA sites with NFRAP</i></b>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA facilities undergoing Corrective Action</i></b>								
CORRACTS	1.000		0	0	0	0	NR	0
<b><i>Lists of Federal RCRA TSD facilities</i></b>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<b><i>Lists of Federal RCRA generators</i></b>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<b><i>Federal institutional controls / engineering controls registries</i></b>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<b><i>Federal ERNS list</i></b>								
ERNS	0.001		0	NR	NR	NR	NR	0
<b><i>Lists of state- and tribal (Superfund) equivalent sites</i></b>								
SHWS	1.000		0	0	0	0	NR	0
<b><i>Lists of state and tribal landfills and solid waste disposal facilities</i></b>								
SWF/LF	0.500		0	0	0	NR	NR	0
CLI	0.500		0	1	4	NR	NR	5
DEBRIS	0.500		0	0	0	NR	NR	0
WASTE MGMT	0.001		0	NR	NR	NR	NR	0



## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><i>Lists of state and tribal leaking storage tanks</i></b>								
INDIAN LUST	0.500		0	0	0	NR	NR	0
LPST	0.500		0	1	4	NR	NR	5
RDR	0.500		0	0	3	NR	NR	3
<b><i>Lists of state and tribal registered storage tanks</i></b>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		3	1	NR	NR	NR	4
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<b><i>State and tribal institutional control / engineering control registries</i></b>								
AUL	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal voluntary cleanup sites</i></b>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<b><i>Lists of state and tribal brownfield sites</i></b>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>								
<b><i>Local Brownfield lists</i></b>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
CENTRAL REGISTRY	TP		NR	NR	NR	NR	NR	0
<b><i>Local Lists of Registered Storage Tanks</i></b>								
NON REGIST PST	0.250		0	0	NR	NR	NR	0
<b><i>Local Land Records</i></b>								
HIST LIENS	0.001		0	NR	NR	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
<b>Records of Emergency Release Reports</b>								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
SPILLS 80	0.001		0	NR	NR	NR	NR	0
<b>Other Ascertainable Records</b>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
APAR	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0

## MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		1	0	NR	NR	NR	1
ED AQUIF	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
GCC	0.001		0	NR	NR	NR	NR	0
IOP	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
Ind. Haz Waste	0.250		0	0	NR	NR	NR	0
MSD	0.500		0	0	0	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
RWS	0.001		0	NR	NR	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
IHW CORR ACTION	0.250		0	0	NR	NR	NR	0
PST STAGE 2	0.250		0	0	NR	NR	NR	0
COMP HIST	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		3	NR	NR	NR	NR	3
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2

### EDR RECOVERED GOVERNMENT ARCHIVES

#### ***Exclusive Recovered Govt. Archives***

RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0

- Totals --		0	9	3	11	0	0	23
-------------	--	---	---	---	----	---	---	----

#### NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

1  
South  
< 1/8  
0.008 mi.  
43 ft.

KENOS DRIVE IN GROCERY 100034  
107 HWY 81 E  
NEW BRAUNFELS, TX 78130

UST U001249754  
N/A

Relative:  
Lower

[Click here for full text details](#)

UST  
Facility Status INACTIVE  
Facility Id 14307  
Facility Num 93200  
AI Number 583771442002088

2  
SW  
< 1/8  
0.058 mi.  
304 ft.

MAIN SERVICE STATION  
521 MAIN  
SAN ANTONIO, TX

EDR Hist Auto 1009376320  
N/A

Relative:  
Higher

[Click here for full text details](#)

3  
WNW  
< 1/8  
0.059 mi.  
312 ft.

DAVE S CLEANERS  
596 N US HIGHWAY 81  
NEW BRAUNFELS, TX 78130

EDR Hist Cleaner 1019969247  
N/A

Relative:  
Higher

[Click here for full text details](#)

4  
WSW  
< 1/8  
0.063 mi.  
334 ft.

EAST COMMERCE HAT AND TAILOR SHOP  
513 COMMERCE  
SAN ANTONIO, TX

EDR Hist Cleaner 1009345701  
N/A

Relative:  
Higher

[Click here for full text details](#)

A5  
South  
< 1/8  
0.064 mi.  
340 ft.

COMET CLEANERS  
599 S STATE HIGHWAY 46 STE 103  
NEW BRAUNFELS, TX 78130

DRYCLEANERS S122570414  
N/A

Relative:  
Higher

[Click here for full text details](#)

DRYCLEANERS  
AR Number 24007738  
CN Number CN605470335  
RN Number RN110229382  
Site Status ACTIVE

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

A6  
SSW  
< 1/8  
0.076 mi.  
403 ft.

CIRCLE K STORE 2704090  
541 STATE HIGHWAY 46 S  
NEW BRAUNFELS, TX 78130

UST  
Financial Assurance U004270660  
N/A

Relative:  
Higher

[Click here for full text details](#)  
  
UST  
Facility Status ACTIVE  
Facility Id 88782  
Facility Num 133896  
AI Number 957428612016307

Financial Assurance

Facility Id 133896  
Finass ID 257274  
Finass ID 237957  
Finass ID 220778  
Finass ID 204197  
Finass ID 173600  
Finass ID 187052  
AI 88782

B7  
West  
< 1/8  
0.084 mi.  
443 ft.

BLACKMON AUTOMOTIVE & TRANSM  
520 N US HIGHWAY 81  
NEW BRAUNFELS, TX 78130

EDR Hist Auto 1021709952  
N/A

Relative:  
Higher

[Click here for full text details](#)

B8  
West  
< 1/8  
0.103 mi.  
543 ft.

THE BIER HAUS  
494 N ALAMO  
NEW BRAUNFELS, TX 78130

UST U001267057  
N/A

Relative:  
Higher

[Click here for full text details](#)

UST  
Facility Status INACTIVE  
Facility Id 33940  
Facility Num 66728  
AI Number 379338532002087

9  
SW  
< 1/8  
0.125 mi.  
659 ft.

EASLEY D A JR  
426 MAIN  
SAN ANTONIO, TX

EDR Hist Auto 1009373034  
N/A

Relative:  
Higher

[Click here for full text details](#)

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

**C10**  
**SSW**  
**1/8-1/4**  
**0.159 mi.**  
**838 ft.**

**BUTCH IRVING**  
**400YDS S OF FIRST DRIVEWAY S OF CAMP VERDE BLVD**  
**KERR, TX**

**CLI** **S103259765**  
**N/A**

Relative:  
Lower

[Click here for full text details](#)

**CLI**

Date Closed \*\*\*\*\*

**C11**  
**SSW**  
**1/8-1/4**  
**0.179 mi.**  
**943 ft.**

**PIT STOP FOOD MART 8**  
**380 STATE HIGHWAY 46 S**  
**NEW BRAUNFELS, TX 78130**

**LPST** **U001259913**  
**UST** **N/A**  
**Financial Assurance**

Relative:  
Lower

[Click here for full text details](#)

**LPST**

LPST Id 120064

CA Status 6A - FINAL CONCURRENCE ISSUED

**UST**

Facility Status ACTIVE

Facility Id 25895

Facility Num 62279

AI Number 148498522004198

**Financial Assurance**

Facility Id 62279

Finass ID 262308

Finass ID 246586

Finass ID 227209

Finass ID 206264

Finass ID 202119

Finass ID 185259

Finass ID 167465

Finass ID 150632

Finass ID 133197

Finass ID 115431

Finass ID 5488

Finass ID 45435

Finass ID 45436

Finass ID 45437

Finass ID 45438

Finass ID 45439

AI 25895

**12**  
**East**  
**1/4-1/2**  
**0.337 mi.**  
**1781 ft.**

**NEW BRAUNFELS**  
**COMAL, TX**

**CLI** **S103260007**  
**N/A**

Relative:  
Higher

[Click here for full text details](#)

**CLI**

Date Closed \*\*\*\*\*



Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

D13  
SW  
1/4-1/2  
0.345 mi.  
1819 ft.

STRIPES 1537  
107 COMMON ST  
NEW BRAUNFELS, TX

RDR S127525918  
N/A

Relative:  
Lower

[Click here for full text details](#)

D14  
SW  
1/4-1/2  
0.353 mi.  
1864 ft.

SAC -N- PAC # 1537  
107 COMMON ST.  
NEW BRAUNFELS, TX 78130

LPST U004143877  
ASBESTOS N/A

Relative:  
Lower

[Click here for full text details](#)

LPST

LPST Id 119945  
CA Status 6P - FINAL PENDING WELL PLUG

15  
WSW  
1/4-1/2  
0.355 mi.  
1873 ft.

CIRCLE K 772  
508 N UNION AVE  
NEW BRAUNFELS, TX 78130

LPST U001245181  
UST N/A  
ASBESTOS

Relative:  
Lower

[Click here for full text details](#)

LPST

Status Code FINAL CONCURRENCE ISSUED, CASE CLOSED  
LPST Id 110113  
CA Status 6A - FINAL CONCURRENCE ISSUED  
Facility ID 0008901

UST

Facility Status INACTIVE  
Facility Id 8901  
Facility Num 96579  
AI Number 133172002117

16  
SW  
1/4-1/2  
0.360 mi.  
1902 ft.

PIT STOP FOOD MART NO 15  
245 S UNION ST  
NEW BRAUNFELS, TX

RDR S127533169  
N/A

Relative:  
Lower

[Click here for full text details](#)

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

17  
NE  
1/4-1/2  
0.366 mi.  
1934 ft.

**HANZ PROPERTY SITES**  
**LOOP 337 AND RIVER TERRACE ADJACENT TO GUADALUPE RIVER**  
**COMAL, TX**

**CLI S103259634**  
**N/A**

Relative:  
Lower

[Click here for full text details](#)

**CLI**  
Date Closed 1964

18  
WSW  
1/4-1/2  
0.373 mi.  
1968 ft.

**ARLONS GARAGE**  
**395 N UNION AVE**  
**NEW BRAUNFELS, TX 78130**

**LPST S116697519**  
**N/A**

Relative:  
Lower

[Click here for full text details](#)

**LPST**  
Status Code FINAL CONCURRENCE ISSUED, CASE CLOSED  
LPST Id 106932  
CA Status 6A - FINAL CONCURRENCE ISSUED  
Facility ID 0064749

19  
West  
1/4-1/2  
0.377 mi.  
1988 ft.

**MCKENNA MEMORIAL HOSPITAL**  
**143 E GARZA ST**  
**NEW BRAUNFELS, TX 78130**

**LPST U001962514**  
**UST N/A**

Relative:  
Higher

[Click here for full text details](#)

**LPST**  
Status Code FINAL CONCURRENCE ISSUED, CASE CLOSED  
LPST Id 110048  
CA Status 6A - FINAL CONCURRENCE ISSUED  
Facility ID 0065624

**UST**  
Facility Status INACTIVE  
Facility Id 65624  
Facility Num 97637  
AI Number 772612472005103

20  
SSE  
1/4-1/2  
0.421 mi.  
2223 ft.

**COUNTY FAIRGROUNDS**  
**COMAL, TX**

**CLI S103260012**  
**N/A**

Relative:  
Lower

[Click here for full text details](#)

**CLI**  
Date Closed 1969

Map ID  
Direction  
Distance  
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number  
EPA ID Number

21  
ENE  
1/4-1/2  
0.477 mi.  
2521 ft.

TIGER TOTE 21  
957 LOOP 337  
NEW BRAUNFELS, TX

RDR S127538482  
N/A

Relative:  
Higher

[Click here for full text details](#)

22  
NE  
1/4-1/2  
0.496 mi.  
2617 ft.

OLD HEIDMAN PROPERTY  
LOOP 337 & RIVER TERRACE ADJACENT TO GUADALUPE RIVER  
COMAL, TX

CLI S103259635  
N/A

Relative:  
Lower

[Click here for full text details](#)

CLI  
Date Closed 1964



# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
TX	AIRS	Current Emission Inventory Data	Texas Commission on Environmental Quality	06/16/2022	06/17/2022	06/21/2022
TX	APAR	Affected Property Assessment Report Site Listing	Texas Commission on Environmental Quality	07/05/2022	07/08/2022	07/20/2022
TX	ASBESTOS	Asbestos Notification Listing	Department of State Health Services	06/01/2022	06/02/2022	08/19/2022
TX	AST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	09/19/2022	09/22/2022	09/23/2022
TX	AUL	Sites with Controls	Texas Commission on Environmental Quality	06/27/2022	06/30/2022	07/07/2022
TX	BROWNFIELDS	Brownfields Site Assessments	TCEQ	06/03/2022	06/30/2022	07/07/2022
TX	CAPCOG LI	Capitol Area Landfill Inventory	Capital Area Council of Governments	01/06/2017	01/10/2017	03/15/2017
TX	CDL	Clandestine Drug Site Locations Listing	Department of Public Safety	09/07/2021	12/09/2021	03/01/2022
TX	CENTRAL REGISTRY	The Central Registry	Texas Commission on Environmental Quality	03/23/2022	03/24/2022	04/12/2022
TX	CLI	Closed Landfill Inventory	Texas Commission on Environmental Quality	08/30/1999	09/28/2000	10/30/2000
TX	COAL ASH	Coal Ash Disposal Sites	Texas Commission on Environmental Quality	07/21/2022	07/27/2022	08/03/2022
TX	COMP HIST	Compliance History Listing	Texas Commission on Environmental Quality	12/13/2021	02/24/2022	05/24/2022
TX	DEBRIS	DEBRIS	Texas Commission on Environmental Quality	03/27/2018	04/04/2018	06/08/2018
TX	DEL SHWS	Deleted Superfund Registry Sites	Texas Commission on Environmental Quality	03/31/2021	06/22/2021	09/16/2021
TX	DRYCLEANERS	Drycleaner Registration Database Listing	Texas Commission on Environmental Quality	05/16/2022	05/25/2022	08/12/2022
TX	ED AQUIF	Edwards Aquifer Permits	Texas Commission on Environmental Quality, Au	06/28/2022	07/07/2022	09/22/2022
TX	ENFORCEMENT	Notice of Violations Listing	Texas Commission on Environmental Quality	07/05/2022	07/13/2022	08/08/2022
TX	Financial Assurance 1	Financial Assurance Information Listing	Texas Commission on Environmental Quality	07/07/2022	07/08/2022	09/22/2022
TX	Financial Assurance 2	Financial Assurance Information Listing	Texas Commission on Environmental Quality	08/04/2022	08/23/2022	09/06/2022
TX	GCC	Groundwater Contamination Cases	Texas Commission on Environmental Quality	12/31/2020	11/30/2021	02/18/2022
TX	H-GAC CLI	Houston-Galveston Closed Landfill Inventory	Houston-Galveston Area Council	06/27/2022	06/28/2022	09/13/2022
TX	HIST LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	03/23/2007	03/23/2007	05/02/2007
TX	IHW CORR ACTION	IHW CORR ACTION	Texas Commission on Environmental Quality	06/30/2022	06/30/2022	07/07/2022
TX	IOP	Innocent Owner/Operator Program	Texas Commission on Environmental Quality	06/24/2022	06/30/2022	07/07/2022
TX	Ind. Haz Waste	Industrial & Hazardous Waste Database	Texas Commission on Environmental Quality	05/16/2022	07/12/2022	09/26/2022
TX	LEAD	Lead Inspection Listing	Department of State Health Services	06/01/2022	06/02/2022	08/19/2022
TX	LIENS	Environmental Liens Listing	Texas Commission on Environmental Quality	06/27/2022	06/30/2022	07/07/2022
TX	LPST	Leaking Petroleum Storage Tank Database	Texas Commission on Environmental Quality	06/20/2022	06/28/2022	09/13/2022
TX	MSD	Municipal Settings Designations Database	Texas Commission on Environmental Quality	07/20/2022	07/26/2022	07/29/2022
TX	NCTCOG LI	North Central Landfill Inventory	North Central Texas Council of Governments	06/27/2022	06/28/2022	09/13/2022
TX	NON REGIST PST	Petroleum Storage Tank Non Registered	Texas Commission on Environmental Quality	03/25/2022	03/29/2022	06/21/2022
TX	NPDES	NPDES Facility List	Texas Commission on Environmental Quality	05/09/2022	05/11/2022	08/05/2022
TX	PFAS	PFAS Contamination Site Location Listing	Texas Commission on Environmental Quality	05/31/2022	06/09/2022	08/30/2022
TX	PRIORITY CLEANERS	Dry Cleaner Remediation Program Prioritization List	Texas Commission on Environmental Quality	03/01/2022	05/31/2022	08/19/2022
TX	PST STAGE 2	PST Stage 2	Texas Commission on Environmental Quality	07/17/2019	07/18/2019	09/24/2019
TX	RDR	Release Determination Report Listing	Texas Commission on Environmental Quality	06/24/2022	06/29/2022	07/11/2022
TX	RGA HWS	Recovered Government Archive State Hazardous Waste Facilities	Texas Commission on Environmental Quality		07/01/2013	12/26/2013
TX	RGA LF	Recovered Government Archive Solid Waste Facilities List	Texas Commission on Environmental Quality		07/01/2013	01/13/2014
TX	RWS	Radioactive Waste Sites	Texas Commission on Environmental Quality	07/24/2006	12/14/2006	01/23/2007
TX	SHWS	State Superfund Registry	Texas Commission on Environmental Quality	03/31/2021	06/22/2021	09/16/2021
TX	SPILLS	Spills Database	Texas Commission on Environmental Quality	07/05/2022	07/13/2022	07/19/2022
TX	SPILLS 80	SPILLS80 data from FirstSearch	FirstSearch	05/15/2005	01/03/2013	03/07/2013
TX	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/23/2012	01/03/2013	03/07/2013
TX	SWF/LF	Permitted Solid Waste Facilities	Texas Commission on Environmental Quality	04/26/2022	04/28/2022	07/18/2022
TX	SWRCY	Recycling Facility Listing	TCEQ	05/13/2022	05/17/2022	08/05/2022
TX	TIER 2	Tier 2 Chemical Inventory Reports	Department of State Health Services	12/31/2012	06/07/2013	07/22/2013
TX	UIC	Underground Injection Wells Database Listing	Texas Commission on Environmental Quality	04/25/2022	04/27/2022	04/28/2022

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
TX	UST	Petroleum Storage Tank Database	Texas Commission on Environmental Quality	09/19/2022	09/22/2022	09/23/2022
TX	VCP RRC	Voluntary Cleanup Program Sites	Railroad Commission of Texas	06/27/2022	06/28/2022	09/13/2022
TX	VCP TCEQ	Voluntary Cleanup Program Database	Texas Commission on Environmental Quality	06/27/2022	06/30/2022	07/07/2022
TX	WASTE MGMT	Commercial Hazardous & Solid Waste Management Facilities	Texas Commission on Environmental Quality	10/16/2019	01/10/2020	03/18/2020
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/14/2022	06/15/2022	08/22/2022
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2019	03/02/2022	03/25/2022
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2020	11/30/2021	02/22/2022
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2022	07/21/2022	09/30/2022
US	CORRACTS	Corrective Action Report	EPA	06/20/2022	06/21/2022	06/28/2022
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeline	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	07/26/2022	08/02/2022	08/22/2022
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	06/25/2022	07/01/2022	09/30/2022
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/14/2022	06/15/2022	06/21/2022
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	10/14/2021	11/05/2021	02/01/2022
US	FINDS	Facility Index System/Facility Registry System	EPA	05/13/2022	05/18/2022	05/31/2022
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/11/2022	08/11/2022	09/30/2022
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/11/2022	08/11/2022	09/30/2022
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	09/19/2022	09/19/2022	09/30/2022
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2022	06/13/2022	08/16/2022
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	06/02/2022	06/13/2022	08/31/2022
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/11/2022	06/13/2022	08/16/2022
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/28/2022	06/13/2022	08/16/2022
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/14/2022	06/13/2022	08/16/2022
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2022	06/13/2022	08/16/2022
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/08/2022	06/13/2022	08/16/2022
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/07/2022	06/13/2022	08/16/2022

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2022	06/13/2022	08/16/2022
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	06/02/2022	06/13/2022	08/31/2022
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/11/2022	06/13/2022	08/16/2022
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/28/2022	06/13/2022	08/16/2022
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/14/2022	06/13/2022	08/16/2022
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2022	06/13/2022	08/16/2022
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/08/2022	06/13/2022	08/16/2022
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	07/26/2022	08/02/2022	08/22/2022
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	07/26/2022	08/02/2022	08/22/2022
US	LUCIS	Land Use Control Information System	Department of the Navy	05/16/2022	05/19/2022	07/29/2022
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	08/01/2022	08/02/2022	09/30/2022
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/10/2022	06/14/2022	08/22/2022
US	NPL	National Priority List	EPA	07/26/2022	08/02/2022	08/22/2022
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	01/20/2022	01/20/2022	03/25/2022
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015
US	PRP	Potentially Responsible Parties	EPA	07/26/2022	08/02/2022	08/31/2022
US	Proposed NPL	Proposed National Priority List Sites	EPA	07/26/2022	08/02/2022	08/22/2022
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	06/20/2022	06/21/2022	06/28/2022
US	RMP	Risk Management Plans	Environmental Protection Agency	04/27/2022	05/04/2022	05/10/2022
US	ROD	Records Of Decision	EPA	07/26/2022	08/02/2022	08/22/2022
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	07/26/2022	08/02/2022	08/22/2022
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	07/26/2022	08/02/2022	08/22/2022
US	SSTS	Section 7 Tracking Systems	EPA	07/18/2022	07/18/2022	07/29/2022
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	02/23/2022	03/10/2022	03/10/2022
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	04/30/2022	05/24/2022	07/29/2022
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	05/16/2022	05/24/2022	07/29/2022



## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/20/2022	06/21/2022	08/31/2022
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	04/30/2022	05/24/2022	07/29/2022
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	05/16/2022	05/24/2022	07/29/2022
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/03/2022	08/17/2022	08/31/2022
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2020	01/11/2022	02/14/2022
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	05/08/2022	05/09/2022	07/28/2022
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	10/29/2021	01/19/2022
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	10/28/2019	10/29/2019	01/09/2020
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
TX	Daycare Centers	Sensitive Receptor: Child Care Facility List	Department of Protective & Regulatory Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
TX	State Wetlands	Wetland Inventory	Texas General Land Office			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

### STREET AND ADDRESS INFORMATION

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## **GEOCHECK<sup>®</sup> - PHYSICAL SETTING SOURCE ADDENDUM**

### **TARGET PROPERTY ADDRESS**

COMAL COUNTY FAIR GROUNDS  
701 COMMON STREET  
NEW BRAUNFELS, TX 78130

### **TARGET PROPERTY COORDINATES**

Latitude (North):	29.71532 - 29° 42' 55.15"
Longitude (West):	98.113448 - 98° 6' 48.41"
Universal Transverse Mercator:	Zone 14
UTM X (Meters):	585752.4
UTM Y (Meters):	3287391.2
Elevation:	652 ft. above sea level

### **USGS TOPOGRAPHIC MAP**

Target Property Map:	12696215 NEW BRAUNFELS EAST, TX
Version Date:	2019

Southwest Map:	12804018 NEW BRAUNFELS WEST, TX
Version Date:	2019

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

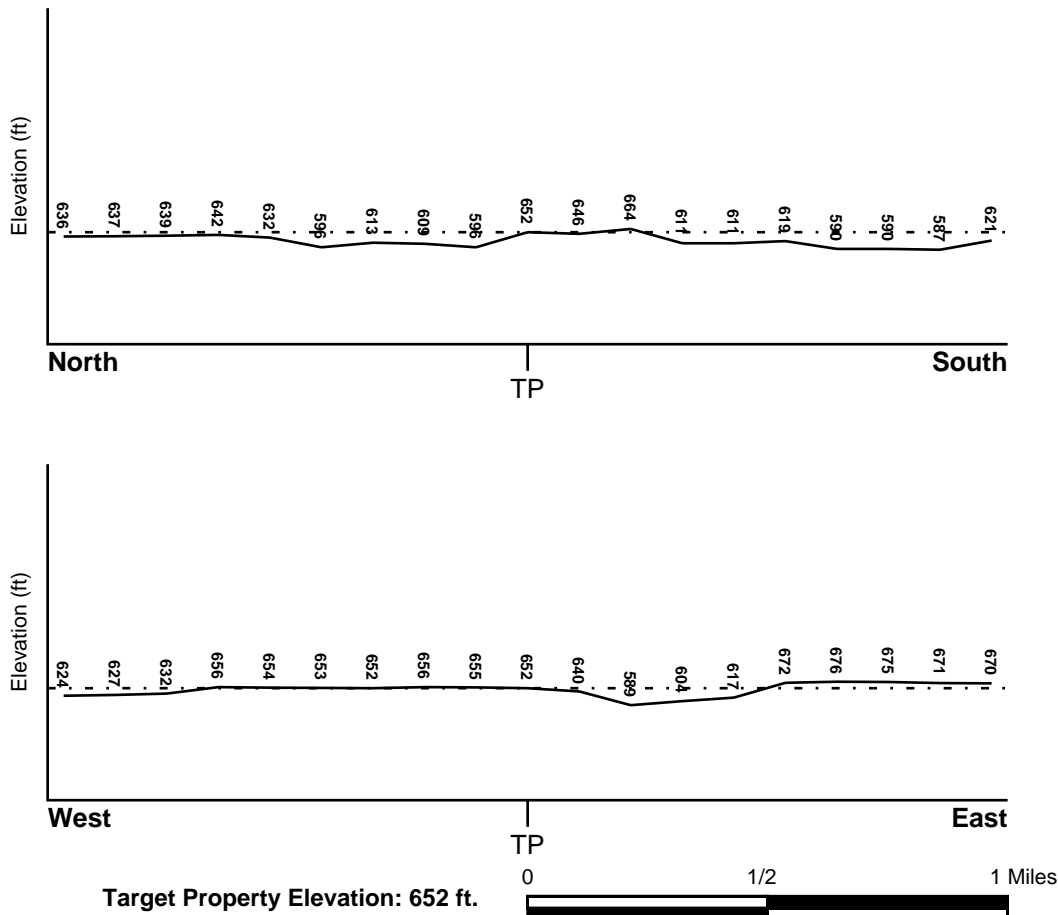
### TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

### TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NE

### SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

### FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
48091C0455F	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
48091C0435F	FEMA FIRM Flood data

### NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
NOT AVAILABLE	YES - refer to the Overview Map and Detail Map

### HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

#### ***Site-Specific Hydrogeological Data\*:***

Search Radius:	1.25 miles
Status:	Not found

### AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

## **GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY**

### **GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

### **GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

#### **ROCK STRATIGRAPHIC UNIT**

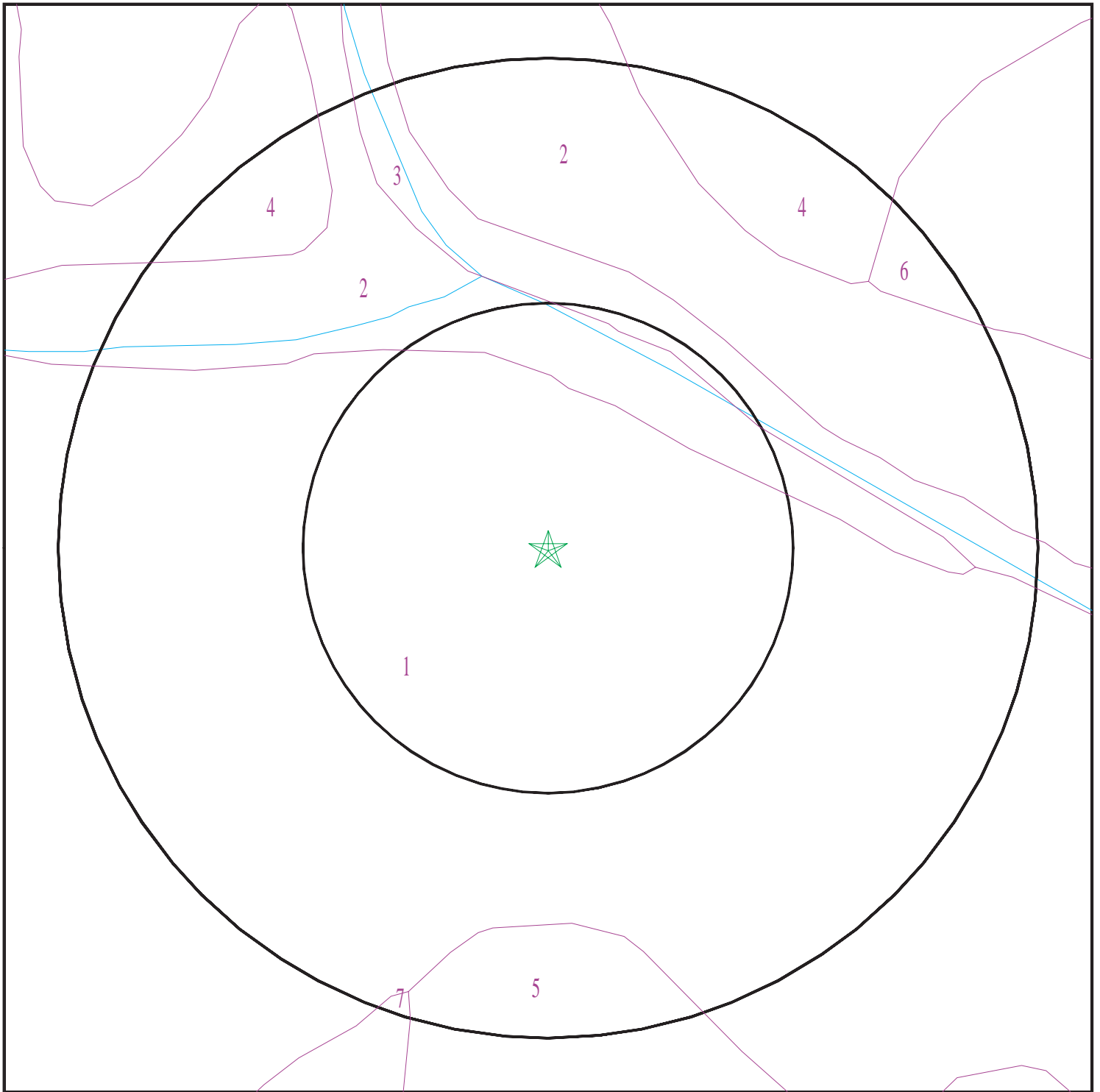
Era:	Mesozoic
System:	Cretaceous
Series:	Taylor Group
Code:	uK3 <i>(decoded above as Era, System &amp; Series)</i>

#### **GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 7138413.2s



- ★ Target Property
- SSURGO Soil
- Water

0 1/16 1/8 1/4 Miles



SITE NAME: Comal County Fair Grounds  
ADDRESS: 701 Common Street  
New Braunfels TX 78130  
LAT/LONG: 29.71532 / 98.113448

CLIENT: Anding Environmental Consulting LLC  
CONTACT: Amanda M Anding  
INQUIRY #: 7138413.2s  
DATE: October 05, 2022 12:57 pm



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

#### Soil Map ID: 1

Soil Component Name: Krum

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	18 inches	clay	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	18 inches	48 inches	clay	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
3	48 inches	79 inches	clay	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### Soil Map ID: 2

Soil Component Name: Oakalla

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	40 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	40 inches	48 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 8.4 Min: 7.9
3	48 inches	79 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 14 Min: 4	Max: 8.4 Min: 7.9

### Soil Map ID: 3

Soil Component Name: Water

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

### Soil Map ID: 4

Soil Component Name: Sunev

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	14 inches	silty clay loam	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	14 inches	33 inches	silty clay loam	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9
3	33 inches	61 inches	silty clay loam	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9



## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### Soil Map ID: 5

Soil Component Name: Gruene

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	12 inches	clay	Not reported	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 14 Min: 1.4	Max: Min:
2	12 inches	22 inches	cemented material	Not reported	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 14 Min: 1.4	Max: Min:
3	22 inches	79 inches	stratified very gravelly loam	Not reported	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 14 Min: 1.4	Max: Min:

### Soil Map ID: 6

Soil Component Name: Boerne

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	fine sandy loam	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 14	Max: 8.4 Min: 7.9
2	16 inches	40 inches	fine sandy loam	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 14	Max: 8.4 Min: 7.9
3	40 inches	64 inches	fine sandy loam	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 14	Max: 8.4 Min: 7.9

### Soil Map ID: 7

Soil Component Name: Seawillow

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	clay loam	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	7 inches	38 inches	clay loam	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9
3	38 inches	61 inches	clay loam	Not reported	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 8.4 Min: 7.9

### LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

### WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

### FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
C14	USGS40001166441	1/2 - 1 Mile NNW
G43	USGS40001166288	1/2 - 1 Mile West
H46	USGS40001166391	1/2 - 1 Mile WNW

### FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>



# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

## FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

## STATE DATABASE WELL INFORMATION

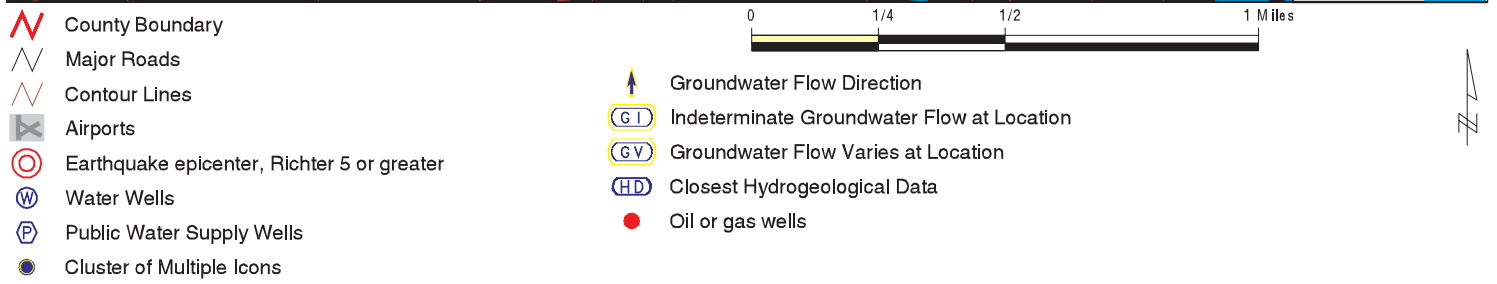
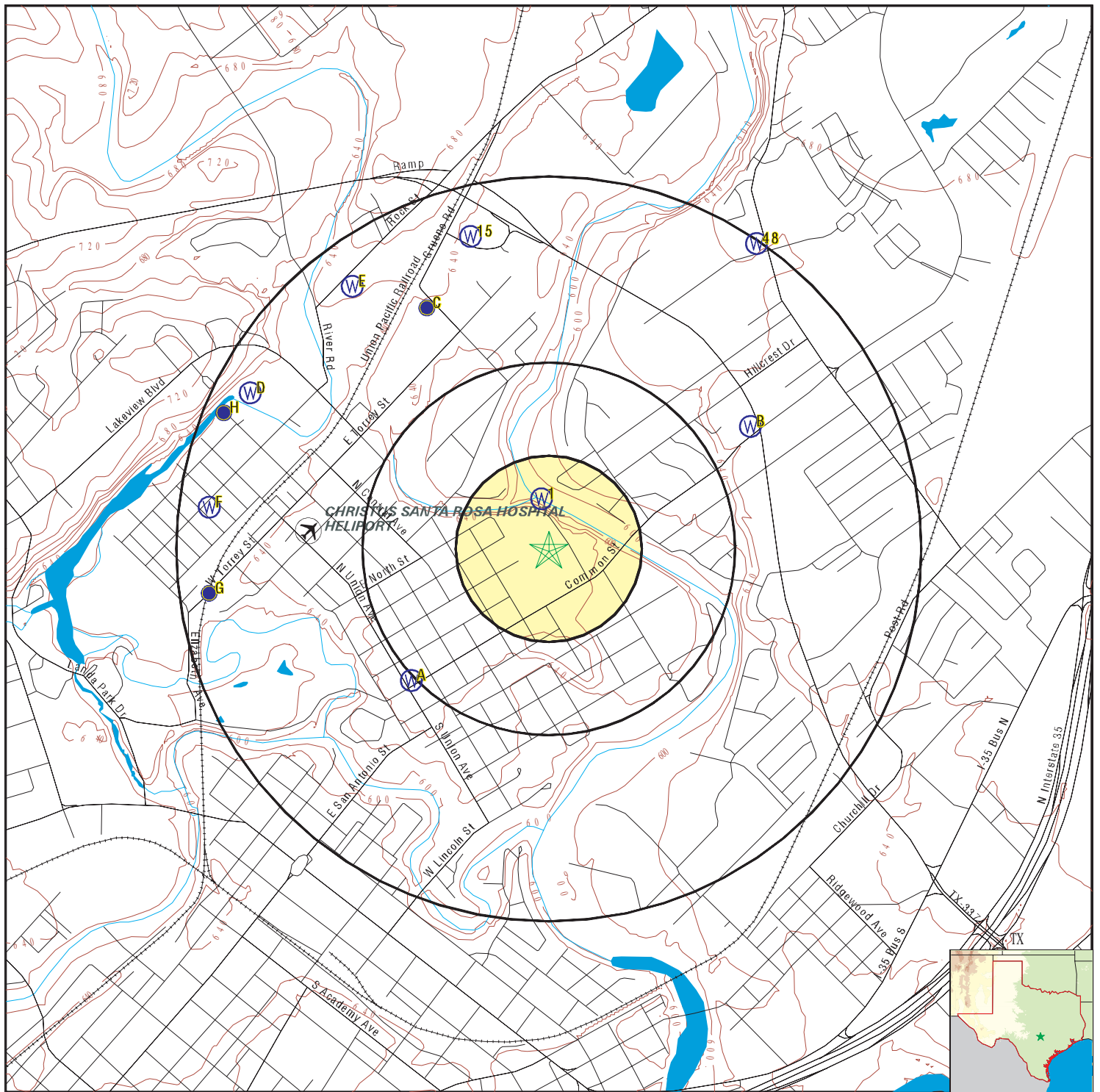
MAP ID	WELL ID	LOCATION FROM TP
1	TXEQ70000004151	1/8 - 1/4 Mile North
A2	TXMON6000344873	1/2 - 1 Mile SW
A3	TXMON6000411198	1/2 - 1 Mile SW
A4	TXMON6000344872	1/2 - 1 Mile SW
A5	TXPLU6000154549	1/2 - 1 Mile SW
A6	TXPLU6000142263	1/2 - 1 Mile SW
A7	TXMON6000344874	1/2 - 1 Mile SW
B8	TXMON6000435126	1/2 - 1 Mile ENE
B9	TXMON6000435111	1/2 - 1 Mile ENE
B10	TXMON6000435122	1/2 - 1 Mile ENE
B11	TXMON6000435125	1/2 - 1 Mile ENE
B12	TXMON6000435119	1/2 - 1 Mile ENE
C13	TXWDB8000120171	1/2 - 1 Mile NNW
15	TXPLU6000041959	1/2 - 1 Mile NNW
D16	TXEQ70000004133	1/2 - 1 Mile WNW
D17	TXWDB8000118608	1/2 - 1 Mile WNW
E18	TXPLU6000080246	1/2 - 1 Mile NW
E19	TXPLU6000080249	1/2 - 1 Mile NW
D20	TXWDB8000123878	1/2 - 1 Mile WNW
D21	TXEQ70000004135	1/2 - 1 Mile WNW
D22	TXPLU6000162129	1/2 - 1 Mile WNW
D23	TXEQ70000004134	1/2 - 1 Mile WNW
F24	TXMON6000394720	1/2 - 1 Mile West
F25	TXMON6000394716	1/2 - 1 Mile West
F26	TXMON6000394732	1/2 - 1 Mile West
F27	TXMON6000394734	1/2 - 1 Mile West
F28	TXMON6000394729	1/2 - 1 Mile West
F29	TXMON6000394728	1/2 - 1 Mile West
F30	TXMON6000394731	1/2 - 1 Mile West
F31	TXMON6000394730	1/2 - 1 Mile West
F32	TXMON6000394736	1/2 - 1 Mile West
F33	TXMON6000394722	1/2 - 1 Mile West
F34	TXMON6000394723	1/2 - 1 Mile West
F35	TXMON6000394739	1/2 - 1 Mile West
F36	TXMON6000394721	1/2 - 1 Mile West
F37	TXMON6000394726	1/2 - 1 Mile West
F38	TXMON6000394727	1/2 - 1 Mile West
F39	TXMON6000394724	1/2 - 1 Mile West
F40	TXMON6000394725	1/2 - 1 Mile West
G41	TXBR40000077846	1/2 - 1 Mile West
G42	TXWDB8000118606	1/2 - 1 Mile West
D44	TXWDB8000117681	1/2 - 1 Mile WNW
H45	TXWDB8000118596	1/2 - 1 Mile WNW

## GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

### STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
H47	TXWDB8000136169	1/2 - 1 Mile WNW
48	TXPLU6000155266	1/2 - 1 Mile NE

# PHYSICAL SETTING SOURCE MAP - 7138413.2s



SITE NAME: Comal County Fair Grounds  
 ADDRESS: 701 Common Street  
 New Braunfels TX 78130  
 LAT/LONG: 29.71532 / 98.113448

CLIENT: Anding Environmental Consulting LLC  
 CONTACT: Amanda M Anding  
 INQUIRY #: 7138413.2s  
 DATE: October 05, 2022 12:57 pm



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database

EDR ID Number

1  
North  
1/8 - 1/4 Mile  
Lower  
[Click here for full text details](#)

TX WELLS

TXEQ70000004151

A2  
SW  
1/2 - 1 Mile  
Lower  
[Click here for full text details](#)

TX WELLS

TXMON6000344873

A3  
SW  
1/2 - 1 Mile  
Lower  
[Click here for full text details](#)

TX WELLS

TXMON6000411198

A4  
SW  
1/2 - 1 Mile  
Lower  
[Click here for full text details](#)

TX WELLS

TXMON6000344872

A5  
SW  
1/2 - 1 Mile  
Lower  
[Click here for full text details](#)

TX WELLS

TXPLU6000154549

A6  
SW  
1/2 - 1 Mile  
Lower  
[Click here for full text details](#)

TX WELLS

TXPLU6000142263

A7  
SW  
1/2 - 1 Mile  
Lower  
[Click here for full text details](#)

TX WELLS

TXMON6000344874

B8  
ENE  
1/2 - 1 Mile  
Higher  
[Click here for full text details](#)

TX WELLS

TXMON6000435126

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database

EDR ID Number

B9  
ENE  
1/2 - 1 Mile  
Higher

[Click here for full text details](#)

TX WELLS

TXMON6000435111

B10  
ENE  
1/2 - 1 Mile  
Higher

[Click here for full text details](#)

TX WELLS

TXMON6000435122

B11  
ENE  
1/2 - 1 Mile  
Higher

[Click here for full text details](#)

TX WELLS

TXMON6000435125

B12  
ENE  
1/2 - 1 Mile  
Higher

[Click here for full text details](#)

TX WELLS

TXMON6000435119

C13  
NNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXWDB8000120171

C14  
NNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

FED USGS

USGS40001166441

15  
NNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXPLU6000041959

D16  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXEQ70000004133

D17  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXWDB8000118608

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database

EDR ID Number

E18  
NW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXPLU6000080246

E19  
NW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXPLU6000080249

D20  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXWDB8000123878

D21  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXEQ70000004135

D22  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXPLU6000162129

D23  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXEQ70000004134

F24  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394720

F25  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394716

F26  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394732



## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database

EDR ID Number

F27  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394734

F28  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394729

F29  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394728

F30  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394731

F31  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394730

F32  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394736

F33  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394722

F34  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394723

F35  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394739

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database

EDR ID Number

F36  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394721

F37  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394726

F38  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394727

F39  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394724

F40  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXMON6000394725

G41  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXBR40000077846

G42  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXWDB8000118606

G43  
West  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

FED USGS

USGS40001166288

D44  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXWDB8000117681

## GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID  
Direction  
Distance  
Elevation

Database

EDR ID Number

H45  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXWDB8000118596

H46  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

FED USGS

USGS40001166391

H47  
WNW  
1/2 - 1 Mile  
Lower

[Click here for full text details](#)

TX WELLS

TXWDB8000136169

48  
NE  
1/2 - 1 Mile  
Higher

[Click here for full text details](#)

TX WELLS

TXPLU6000155266



# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

## AREA RADON INFORMATION

State Database: TX Radon

### Radon Test Results

County	Mean	Total Sites	%>4 pCi/L	%>20 pCi/L	Min pCi/L	Max pCi/L
COMAL	1.2	20	.0	.0	<.5	3.7

Federal EPA Radon Zone for COMAL County: 3

Note: Zone 1 indoor average level > 4 pCi/L.  
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.  
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 78130

Number of sites tested: 10

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.090 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## **TOPOGRAPHIC INFORMATION**

### **USGS 7.5' Digital Elevation Model (DEM)**

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

## **HYDROLOGIC INFORMATION**

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

### **State Wetlands Data: Wetland Inventory**

Source: Texas General Land Office

Telephone: 512-463-0745

## **HYDROGEOLOGIC INFORMATION**

### **AQUIFLOW<sup>R</sup> Information System**

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## **GEOLOGIC INFORMATION**

### **Geologic Age and Rock Stratigraphic Unit**

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

### **STATSGO: State Soil Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

### **SSURGO: Soil Survey Geographic Database**

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

### FEDERAL WATER WELLS

#### PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

#### PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

#### USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

### STATE RECORDS

#### Public Water Supply Sources Databases

Source: Texas Commission on Environmental Quality

Telephone: 512-239-6199

Locations of public drinking water sources maintained by the TCEQ.

#### Groundwater Database

Source: Texas Water Development Board

Telephone: 512-936-0837

#### Well Report Database

Source: Department of Licensing and Regulation

Telephone: 512-936-0833

#### Water Well Database

Source: Harris-Galveston Coastal Subsidence District

Telephone: 281-486-1105

#### Brackish Resources Aquifer Characterization System Database

Source: Texas Water Development Board

WDB's Brackish Resources Aquifer Characterization System (BRACS) was designed to map and characterize the brackish aquifers of Texas in greater detail than previous studies. The information is contained in the BRACS Database and project data are summarized in a project report with companion geographic information system data files.

#### Submitted Driller's Reports Database

Source: Texas Water Development Board

Telephone: 512-936-0833

The Submitted Driller's Report Database is populated from the online Texas Well Report Submission and Retrieval System which is a cooperative Texas Department of Licensing and Regulation (TDLR) and Texas Water Development Board (TWDB) application that registered water-well drillers use to submit their required reports.

## OTHER STATE DATABASE INFORMATION



## PHYSICAL SETTING SOURCE RECORDS SEARCHED

### Texas Oil and Gas Wells

Source: Texas Railroad Commission  
Telephone: 512-463-6882  
Oil and gas well locations.

### RADON

#### State Database: TX Radon

Source: Department of Health  
Telephone: 512-834-6688  
Rinal Report of the Texas Indoor Radon Survey

#### Area Radon Information

Source: USGS  
Telephone: 703-356-4020  
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

#### EPA Radon Zones

Source: EPA  
Telephone: 703-356-4020  
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

### OTHER

#### Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

#### Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

### **STREET AND ADDRESS INFORMATION**

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## **APPENDIX G    EDR VAPOR ENCROACHMENT SCREEN**

**Comal County Fair Grounds**

701 Common Street

New Braunfels, TX 78130

Inquiry Number: 7138413.2s

January 16, 2023

## EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet



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***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

### Disclaimer - Copyright and Trademark Notice

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

<b>STANDARD ENVIRONMENTAL RECORDS</b>	<b>Default Area of Concern (Miles)*</b>	<b>property</b>	<b>1/10</b>	<b>&gt; 1/10</b>
Lists of Federal NPL (Superfund) sites	1.0	0	0	0
Lists of Federal Delisted NPL sites	1.0	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0.5	0	0	0
Lists of Federal CERCLA sites with NFRAP	0.5	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	1.0	0	0	0
Lists of Federal RCRA TSD facilities	0.5	0	0	0
Lists of Federal RCRA generators	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
Lists of state- and tribal (Superfund) equivalent sites	1.0	0	0	0
Lists of state- and tribal hazardous waste facilities	1.0	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	0.5	0	0	1
Lists of state and tribal leaking storage tanks	0.5	0	0	1
Lists of state and tribal registered storage tanks	0.25	0	0	1
State and tribal institutional control / engineering control registries	0.5	0	0	0
Lists of state and tribal voluntary cleanup sites	0.5	0	0	0
Lists of state and tribal brownfield sites	0.5	0	0	0

### ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	0.25	0	0	0
Local Land Records	0.001	0	0	-
Records of Emergency Release Reports	0.001	0	0	-
Other Ascertainable Records	1.0	0	1	1

### EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records	1.0	0	4	1
Exclusive Recovered Govt. Archives	0.001	0	0	-

## EXECUTIVE SUMMARY

### EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	4	1
Exclusive Recovered Govt. Archives	0.001	0	0	-

\*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.



# EXECUTIVE SUMMARY

## TARGET PROPERTY INFORMATION

### ADDRESS

COMAL COUNTY FAIR GROUNDS  
701 COMMON STREET  
NEW BRAUNFELS, TX 78130

### COORDINATES

Latitude (North):	29.71532 - 29° 42' 55.154114"
Longitude (West):	98.113448 - 98° 6' 48.416748"
Elevation:	652 ft. above sea level

## EXECUTIVE SUMMARY

### SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
BUTCH IRVING  CLI: CLI	400YDS S OF FIRST DRIVEWAY S OF CAMP VERDE BLVD	1/10 - 1/3 SSW	◆ A7	9
PIT STOP FOOD MART 8 UST: UST Financial Assurance: Financial Assurance 1 LPST: LPST	380 STATE HIGHWAY 46 S	1/10 - 1/3 SSW	◆ A8	9

### ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
COMET CLEANERS  DRYCLEANERS: DRYCLEANERS	599 S STATE HIGHWAY 46 STE 103	<1/10 S	▲ 4	8
PIT STOP FOOD MART 8 UST: UST Financial Assurance: Financial Assurance 1 LPST: LPST	380 STATE HIGHWAY 46 S	1/10 - 1/3 SSW	◆ A8	9

### EDR HIGH RISK HISTORICAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
MAIN SERVICE STATION EDR Hist Auto: EDR Hist Auto	521 MAIN	<1/10 SW	▲ 1	8
DAVE S CLEANERS EDR Hist Cleaner: EDR Hist Cleaner	596 N US HIGHWAY 81	<1/10 WNW	▲ 2	8
EAST COMMERCE HAT AND TAILOR SHOP EDR Hist Cleaner: EDR Hist Cleaner	513 COMMERCE	<1/10 WSW	▲ 3	8
BLACKMON AUTOMOTIVE & TRANSM EDR Hist Auto: EDR Hist Auto	520 N US HIGHWAY 81	<1/10 W	▲ 5	9
EASLEY D A JR EDR Hist Auto: EDR Hist Auto	426 MAIN	1/10 - 1/3 SW	▲ 6	9

### EDR RECOVERED GOVERNMENT ARCHIVES

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 7138413.2S



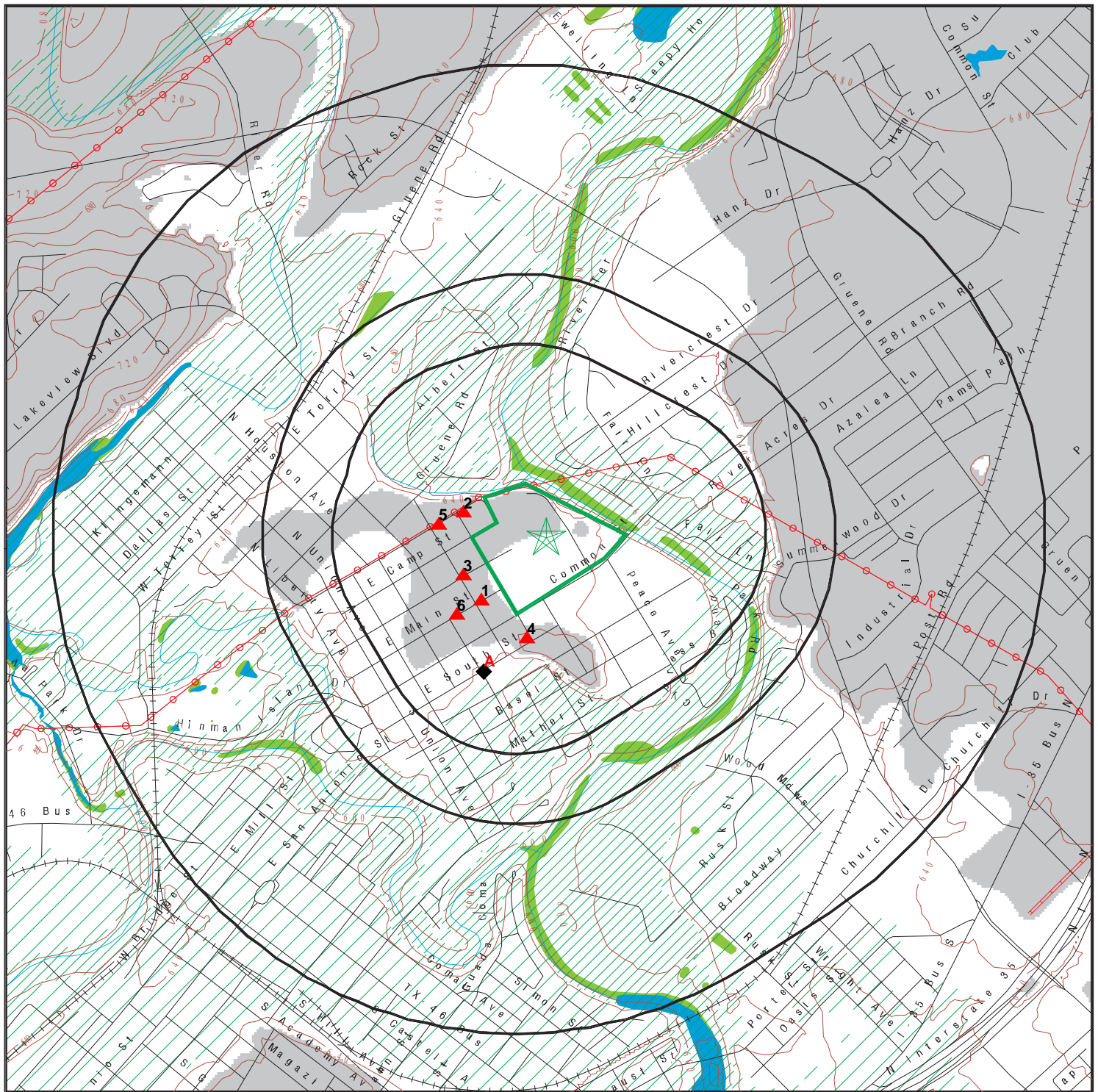
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Comal County Fair Grounds	CLIENT: Anding Environmental Consulting LLC
ADDRESS: 701 Common Street	CONTACT: Amanda M Anding
New Braunfels TX 78130	INQUIRY #: 7138413.2s
LAT/LONG: 29.71532 / 98.113448	DATE: October 05, 2022 12:56 pm



# SECONDARY MAP - 7138413.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Pipelines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Upgradient Area

0 1/3 1/2 1 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Comal County Fair Grounds  
ADDRESS: 701 Common Street  
New Braunfels TX 78130  
LAT/LONG: 29.71532 / 98.113448

CLIENT: Anding Environmental Consulting LLC  
CONTACT: Amanda M Anding  
INQUIRY #: 7138413.2s  
DATE: October 05, 2022 12:54 pm

# MAP FINDINGS

## LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER
◆ MAP ID#	Direction Distance Range (Distance feet / miles) Relative Elevation Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
<b>Worksheet:</b>  <b>Comments:</b> Comments may be added on the online Vapor Encroachment Worksheet.		

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

MAIN SERVICE STATION 521 MAIN, SAN ANTONIO, TX,		1009376320
▲ 1	SW <1/10 (304 ft. / 0.058 mi.)	EDR Exclusive Records
	3 ft. Higher Elevation 655 ft. Above Sea Level	

**Worksheet:**

DAVE S CLEANERS 596 N US HIGHWAY 81, NEW BRAUNFELS, TX, 78130		1019969247
▲ 2	WNW <1/10 (312 ft. / 0.059 mi.)	EDR Exclusive Records
	4 ft. Higher Elevation 656 ft. Above Sea Level	

**Worksheet:**

EAST COMMERCE HAT AND TAILOR SHOP 513 COMMERCE, SAN ANTONIO, TX,		1009345701
▲ 3	WSW <1/10 (334 ft. / 0.063 mi.)	EDR Exclusive Records
	3 ft. Higher Elevation 655 ft. Above Sea Level	

**Worksheet:**

COMET CLEANERS 599 S STATE HIGHWAY 46 STE 103, NEW BRAUNFELS, TX, 78130		S122570414
▲ 4	S <1/10 (340 ft. / 0.064 mi.)	Other Ascertainable Records
	11 ft. Higher Elevation 663 ft. Above Sea Level	

**Worksheet:**

MAP FINDINGS

BLACKMON AUTOMOTIVE & TRANSM 520 N US HIGHWAY 81, NEW BRAUNFELS, TX, 78130			1021709952
▲ 5	W <1/10	(443 ft. / 0.084 mi.)	EDR Exclusive Records
	4 ft. Higher Elevation	656 ft. Above Sea Level	

**Worksheet:**

EASLEY D A JR 426 MAIN, SAN ANTONIO, TX,			1009373034
▲ 6	SW 1/10 - 1/3	(659 ft. / 0.125 mi.)	EDR Exclusive Records
	3 ft. Higher Elevation	655 ft. Above Sea Level	

**Worksheet:**

BUTCH IRVING 400YDS S OF FIRST DRIVEWAY S OF CAMP VERDE BLVD, KERR, TX,			S103259765
◆ A7	SSW 1/10 - 1/3	(838 ft. / 0.159 mi.)	Lists of state and tribal landfills and solid waste disposal facilities
	17 ft. Lower Elevation	635 ft. Above Sea Level	

**Worksheet:**

PIT STOP FOOD MART 8 380 STATE HIGHWAY 46 S, NEW BRAUNFELS, TX, 781302837			U001259913
◆ A8	SSW 1/10 - 1/3	(943 ft. / 0.179 mi.)	Lists of state and tribal leaking storage tanks
	18 ft. Lower Elevation	634 ft. Above Sea Level	Lists of state and tribal registered storage tanks Other Ascertainable Records

**Worksheet:**



