Case No.: _____
(City use only)

Environmental Resource Inventory

For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: Braker Valley Tract

2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 236613 & 236616

3. ADDRESS/LOCATION OF PROJECT: 11105 Cameron Rd. Austin, TX 78754

4. WATERSHED: Walnut Creek Watershed

5. THIS SITE IS WITHIN THE *(Check all that apply)*
   Edwards Aquifer Recharge Zone* *(See note below)* ..... ☐YES ☑No
   Edwards Aquifer Contributing Zone*..... ☐YES ☑No
   Edwards Aquifer 1500 ft Verification Zone* ..... ☐YES ☑No
   Barton Spring Zone* ..... ☐YES ☑No
   **(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)*

   Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?.....☐YES** ☑NO
   If yes, then check all that apply:
   - ☐ *(1) The floodplain modifications proposed are necessary to protect the public health and safety;*
   - ☐ *(2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or*
   - ☐ *(3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.***
   - ☐ *(4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.*

   **** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.**

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐YES*** ☑NO

   *****If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).**

8. There is a total of 0 (#'s) Critical Environmental Feature(s)(CEFs) on or within150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (*Please provide the number of CEFs*):

0 (#'s) Spring(s)/Seep(s) 0 (#'s) Point Recharge Feature(s) 0 (#'s) Bluff(s)
0 (#'s) Canyon Rimrock(s) 0 (#'s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report *(Check all that apply and provide):*

All ERI reports must include:

- ☑ **Site Specific Geologic Map with 2-ft Topography**
- ☑ **Historic Aerial Photo of the Site**
- ☑ **Site Soil Map**
- ☑ **Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site *(Maps can be combined):*

- ☐ **Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
  (Only if site is over or within 1500 feet the recharge zone)
- ☐ **Edwards Aquifer Contributing Zone**
- ☐ **Water Quality Transition Zone (WQTZ)**
- ☑ **Critical Water Quality Zone (CWQZ)**
- ☐ **City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT –** Provide a description of site soils, topography, and site specific geology below *(Attach additional sheets if needed):*

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded (FhF3)	D	5
Heiden clay, 5 to 8 percent slopes, eroded (HeD2)	D	6.67
Houston Black clay, 0 to 1 percent slopes (HnA)	D	6.67
Houston Black clay, 1 to 3 percent slopes (HnB)	D	6.67
Houston Black clay, 3 to 5 percent slopes, moderately eroded (HnC2)	D	6.67
Austin-Whitewright complex, 5 to 8 percent slopes, moderately eroded (AtD2)	C	4

Soil Hydrologic Groups Definitions *(Abbreviated)

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate *infiltration* rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

**Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed)*:

The elevation of the site ranges from 586 to 650 feet above mean sea level (USGS 1988). As seen on the USGS topographic map and confirmed during the site visit, drainage on the site generally flows toward the center of the site from the east and west toward the main stream. Numerous tributaries and erosional features cut into the slopes and drain small swales that run perpendicular to the main stream on site.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Austin	Navarro and Taylor Groups, undiv.	--

Brief description of site geology *(Attach additional sheets if needed)*:

The Navarro and Taylor Groups, undivided (Knt) is Late Cretaceous in age. The following is a brief description of the formation, per USGS: *On Austin Sheet (1974) in areas where Pecan Gap Chalk is not present because of gradation to marl similar to that of the Marlbrook and Ozan Formations. Upper 250 ft, mostly silty, calcareous clay with sandstone beds and concretionary masses near top, some interbeds of sandstone near base. Lower 200+- ft, quartz sand, fine grained, silty, locally calcareous concretions in discontinuous beds, light gray; marine megafossils. Mapped on Sherman Sheet (1967) east of Sabine River. Taylor Group includes claystones of the Sprinkle Formation at base, chalk or marly limestones of the Pecan Gap Formation, and overlain by claystones of the Bergstrom Formation.*

References:

Bureau of Economic Geology, 1967, Sherman Sheet, Geologic Atlas of Texas: University of Texas at Austin, Bureau of Economic Geology, scale 1:250,000.
Bureau of Economic Geology, 1992, Geologic Map of Texas: University of Texas at Austin, Virgil E. Barnes, project supervisor, Hartmann, B.M. and Scranton, D.F., cartography, scale 1:500,000.

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

0 (#'s)The wells are not in use and have been properly abandoned.

0 (#'s)The wells are not in use and will be properly abandoned.

0 (#'s)The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#'s) wells that are off-site and within 150 feet of this site.

11. **THE VEGETATION REPORT** – Provide the information requested below:

Brief description of site plant communities *(Attach additional sheets if needed)*:

Plant communities identified on the site varies between agricultural fields and woody vegetation mixed with shrub and herbaceous species. Dominant species include: ashe juniper (*Juniperus ashei*), honey mesquite (Prosopis glandulosa), hackberry (Celtis occidentalis), sumpweed (Iva annua), snow-on the-prairie (Euphorbia marginata), and Bermuda grass (Cynodon dactylon).

There is woodland community on site ……☑YES ☐ NO *(Check one).*
If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
ashe juniper	*Juniperus ashei*
honey mesquite	*Prosopis glandulosa*
hackberry	*Celtis occidentalis*
cedar elm	*Ulmus crassifolia*

There is grassland/prairie/savanna on site……..☑YES ☐ NO *(Check one).*
If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
sumpweed	*Iva annua*
snow on the prairie	*Euphorbia marginata*
Bermuda grass	*Cynodon dactylon*

There is hydrophytic vegetation on site ……..☑YES ☐NO *(Check one).*
If yes, list the dominant species in table below *(next page):*

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
sumpweed	*Iva annua*	FAC
broadleaf cattail	*Typha latifolia*	OBL

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.
☐YES ☑ NO *(Check one).*

12. **WASTEWATER REPORT –** Provide the information requested below.

Wastewater for the site will be treated by *(Check of that Apply)*:

☐ On-site system(s)

☑ City of Austin Centralized sewage collection system

☐ Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.
☑YES ☐ NO *(Check one).*

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.
☐YES ☑ NO ☐ Not Applicable *(Check one).*

Wastewater lines are proposed within the Critical Water Quality Zone?
☐YES ☑ NO *(Check one)*. If yes, then provide justification below:

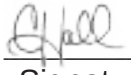
Is the project site is over the Edwards Aquifer?
☐YES ☑ NO *(Check one).*

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 8/22/2019 and 8/26/2019
Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Crystal Hall, P.G.	(512) 879-0468
Print Name	Telephone
	CHall@bgeinc.com
Signature	Email Address
BGE, Inc.	9/5/2019
Name of Company	Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P.G.
Seal

City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

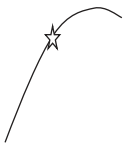
1	Project Name:	Braker Valley Tract
2	Project Address:	11105 Cameron Rd. Austin, TX 78754
3	Site Visit Date:	8/22/2019 and 8/26/2019
4	Environmental Resource Inventory Date:	9/6/2019

5	Primary Contact Name:	Crystal Hall, P.G.
6	Phone Number:	512-879-0468
7	Prepared By:	Crystal Hall, P.G.
8	Email Address:	CHall@bgeinc.com

9	FEATURE TYPE {Wetland,Rimrock, Bluffs,Recharge Feature,Spring}	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters)		FEATURE LATITUDE (WGS 1984 in Meters)		WETLAND DIMENSIONS (ft)		RIMROCK/BLUFF DIMENSIONS (ft)		RECHARGE FEATURE DIMENSIONS				Springs Est. Discharge
			coordinate	*notation*	*coordinate*	*notation*	X	Y	Length	Avg Height	X	Y	Z	Trend	cfs

City of Austin Use Only CASE NUMBER:	

For rimrock, locate the midpoint of the segment that describes the feature.



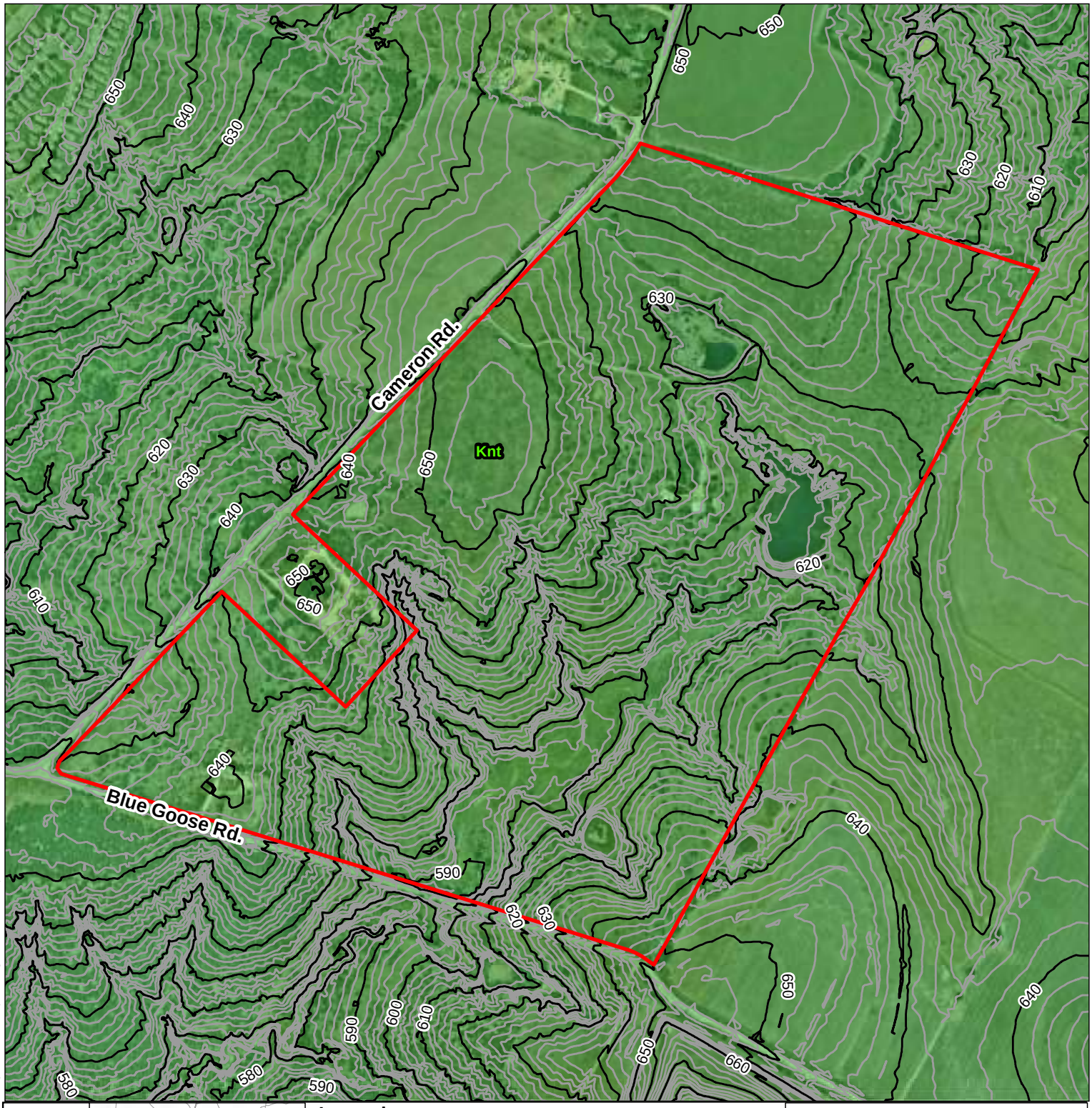
For wetlands, locate the approximate centroid of the feature and the estimated area.

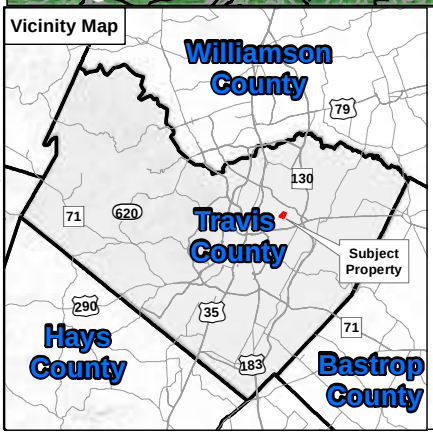
For a spring or seep, locate the source of groundwater that feeds a pool or stream.

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method		Accuracy	
GPS	☑	sub-meter	☑
Surveyed	☐	meter	☐
Other	☐	> 1 meter	☐

Professional Geologists apply seal below





Legend

- Subject Property
- 2-ft contours

Geologic Units

- Navarro and Taylor Groups, undivided (Knt)

0 230 460
Feet

BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, TX 78728
Tel: 512-879-0400 Fax: 512-879-0499
www.bgeinc.com

Braker Valley Tract ERI

Site Specific Geologic Map with 2-ft Topography

Travis County, TX

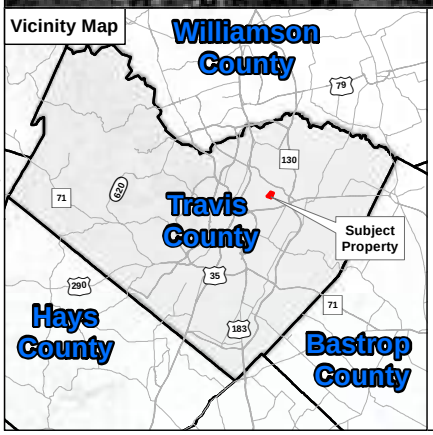
Date: February 2020 | Proj. No: 7114-00

File Path: G:\TXC\Office\AUS\ENV\02-Projects\Client\DR Horton\Braker Valley\02-GIS\ERI Maps\Geologic and contours map.mxd

GIS Analyst: wchapin

Data Source: TNRIS (2018) USGS (2019)

Vicinity Map



Legend

Subject Property

0 200 400

Feet

BGE, Inc.
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Austin, TX 78728
Tel: 512-879-0400 Fax: 512-879-0499
www.bgeinc.com

Braker Valley Tract ERI

Historic Aerial Photo of the Site Map (1995)

Travis County, TX

Date: February 2020 | Proj. No: 7114-00

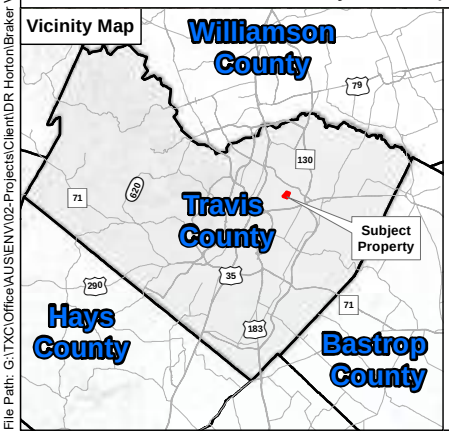
File Path: G:\TXC\Office\AUS\ENV\02-Projects\Client\DR Horton\Braker Valley\02-GIS\ERI Maps\Historical Aerial Map.mxd

GIS Analyst: wchapin

Data Source: USGS 2019, NHD 2017, NWI 2017, USDA 2018, TNRIS 2015

Soil Units:
AtD2—Austin-Whitewright complex, 5 to 8 percent slopes,oderately eroded
FhF3—Ferris-Heiden complex, 8 to 20 percent slopes, severely eroded
HeD2—Heiden clay, 5 to 8 percent slopes, eroded
HnA—Houston Black clay, 0 to 1 percent slopes.
HnB—Houston Black clay, 1 to 3 percent slopes
HnC2—Houston Black clay, 3 to 5 percent slopes, moderately eroded

Vicinity Map



Legend

- Subject Property
- Soil Map Unit (NRCS)
- Stream (NHD)
- Freshwater Pond (NWI)

N

0 200 400
Feet

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www.bgeinc.com

Braker Valley Tract ERI

Site Soil Map

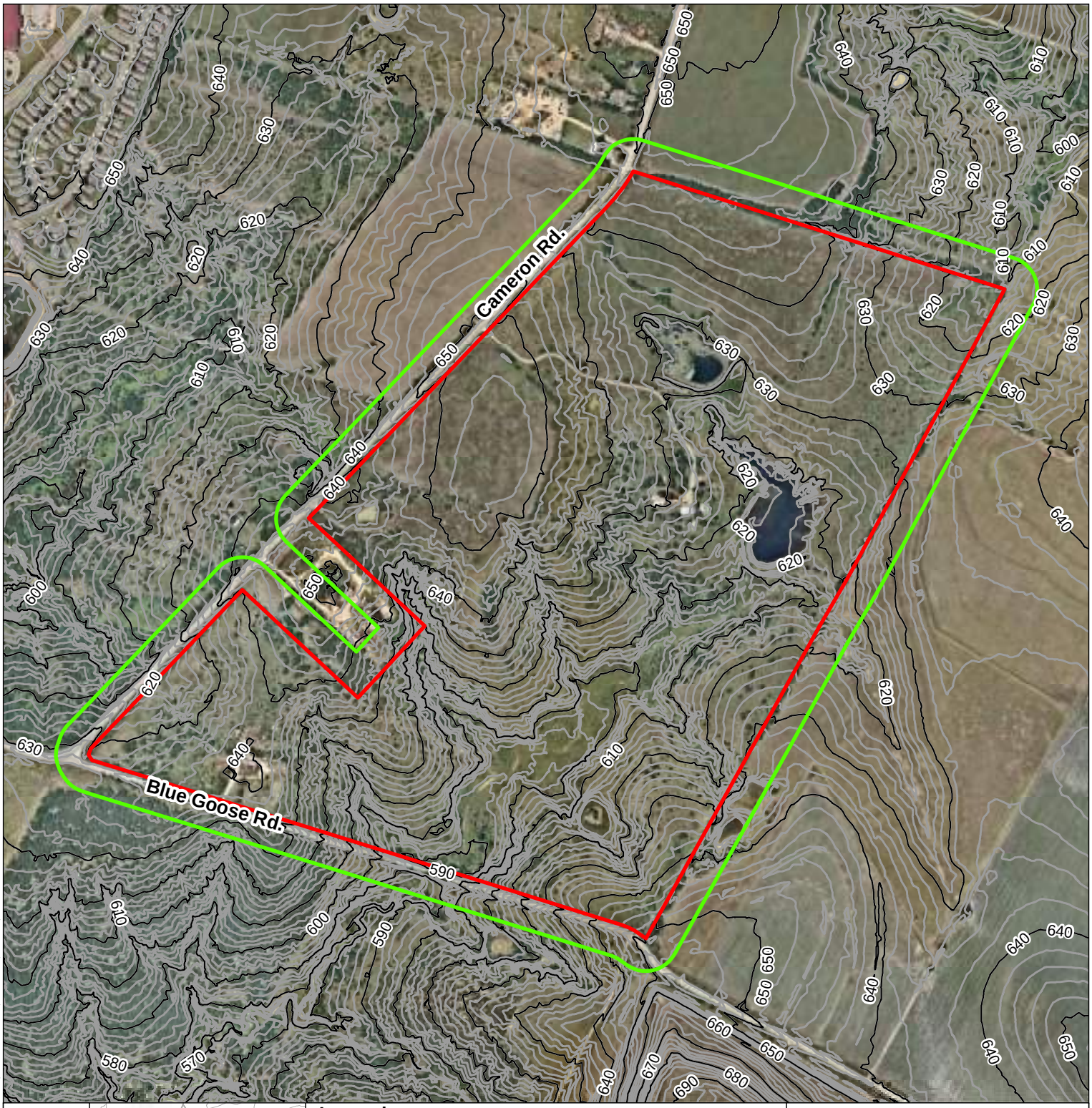
Travis County, TX

Date: February 2020 | Proj. No: 7114-00

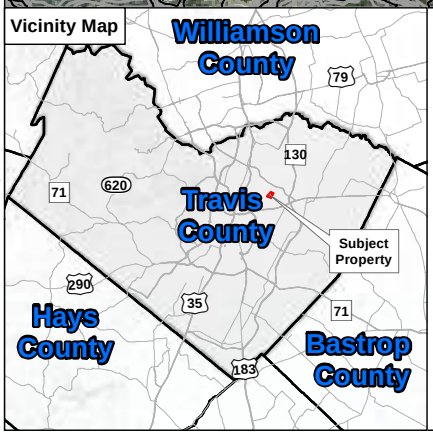
File Path: G:\TXC\Office\AUS\ENV\02-Projects\Client\DR Horton\Braker Valley\02-GIS\ERI Maps\Site Soil Map.mxd

GIS Analyst: wchapin

Data Source: USGS 2019, NHD 2017, NWI 2017, USDA 2018, TNRIS 2015



Vicinity Map



Legend

- Subject Property
- 150-ft Subject Property Buffer
- 2-ft contours

0 250 500
Feet

Note:
No Critical Environmental Features or wells were identified on the Subject Property.

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www.bgeinc.com

Braker Valley Tract ERI

Critical Environmental Features and Well Location Map on Current Aerial Photo with 2-ft Topography
Travis County, TX

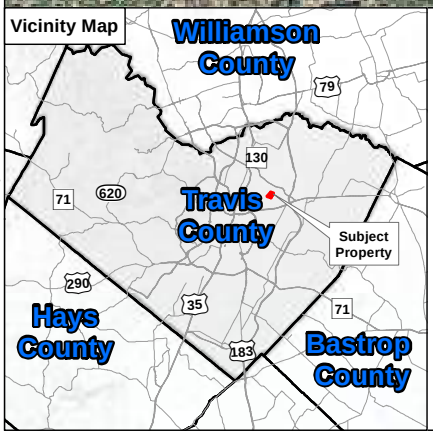
Date: February 2020 | Proj. No: 7114-00

File Path: G:\TXC\Office\AUS\ENV\02-Projects\Client\DR Horton\Braker Valley\02-GIS\ERI Maps\CEF Map with Topos1.mxd

GIS Analyst: wchapin

Data Source: Nearmap (2019)

Vicinity Map



Legend

- Subject Property
- 150-ft Subject Property Buffer
- Stream
- Pond
- Critical Water Quality Zone (CWQZ)

N

0 270 540
Feet

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Austin, TX 78728
Tel: 512-879-0400 Fax: 512-879-0499
www.bgeinc.com

Braker Valley Tract ERI

Critical Water Quality Zone Map
Travis County, TX

Date: February 2020 | Proj. No: 7114-00

File Path: G:\TXC\Office\AUS\ENV\02-Projects\Client\DR Horton\Braker Valley\02-GIS\ERI Maps\Edwards Aquifer Contributing Zone Map.mxd

GIS Analyst: wchapin

Data Source: TxDOT (2015)

Project Area Photographs

Braker Valley Tract
Client: DR Horton
Project Number: 7114-00

Photograph 1: Facing east, view of an upland swale on the east side of Pond 1 near the eastern subject property limits.

Photograph 2: Facing south, view of an upland plain on the west side of Pond 1.

Photographs taken on 8/22/2019 & 8/26/2019 by BGE, Inc.

Project Area Photographs

Braker Valley Tract
Client: DR Horton
Project Number: 7114-00

Photograph 3: Facing southeast, view of Pond 2 from the northwest.

Photograph 4: Facing west, view of Pond 1 in the southeast corner of the subject property.

Photographs taken on 8/22/2019 & 8/26/2019 by BGE, Inc.

Braker Valley Tract
Client: DR Horton
Project Number: 7114-00

Photograph 5: Facing northwest, view upstream of Stream 2 coming off adjacent property onto the subject property.

Photograph 6: Facing southeast, view downstream of Stream 3.

Braker Valley Tract
Client: DR Horton
Project Number: 7114-00

Photograph 7: Facing northeast, view of Stream 1 in the center of the subject property.

Photograph 8: Facing east, view of an upland plain near the western boundary of the subject property.

Braker Valley Tract
Client: DR Horton
Project Number: 7114-00

Photograph 9: Facing northwest, view of downstream of Stream 5.

Photograph 10: Facing southwest, view of an upland plain adjacent to removed concrete stock Pond

Project Area Photographs

Braker Valley Tract
Client: DR Horton
Project Number: 7114-00

Photograph 11: Facing west, view of an upland swale between Pond 3 and Stream 1.

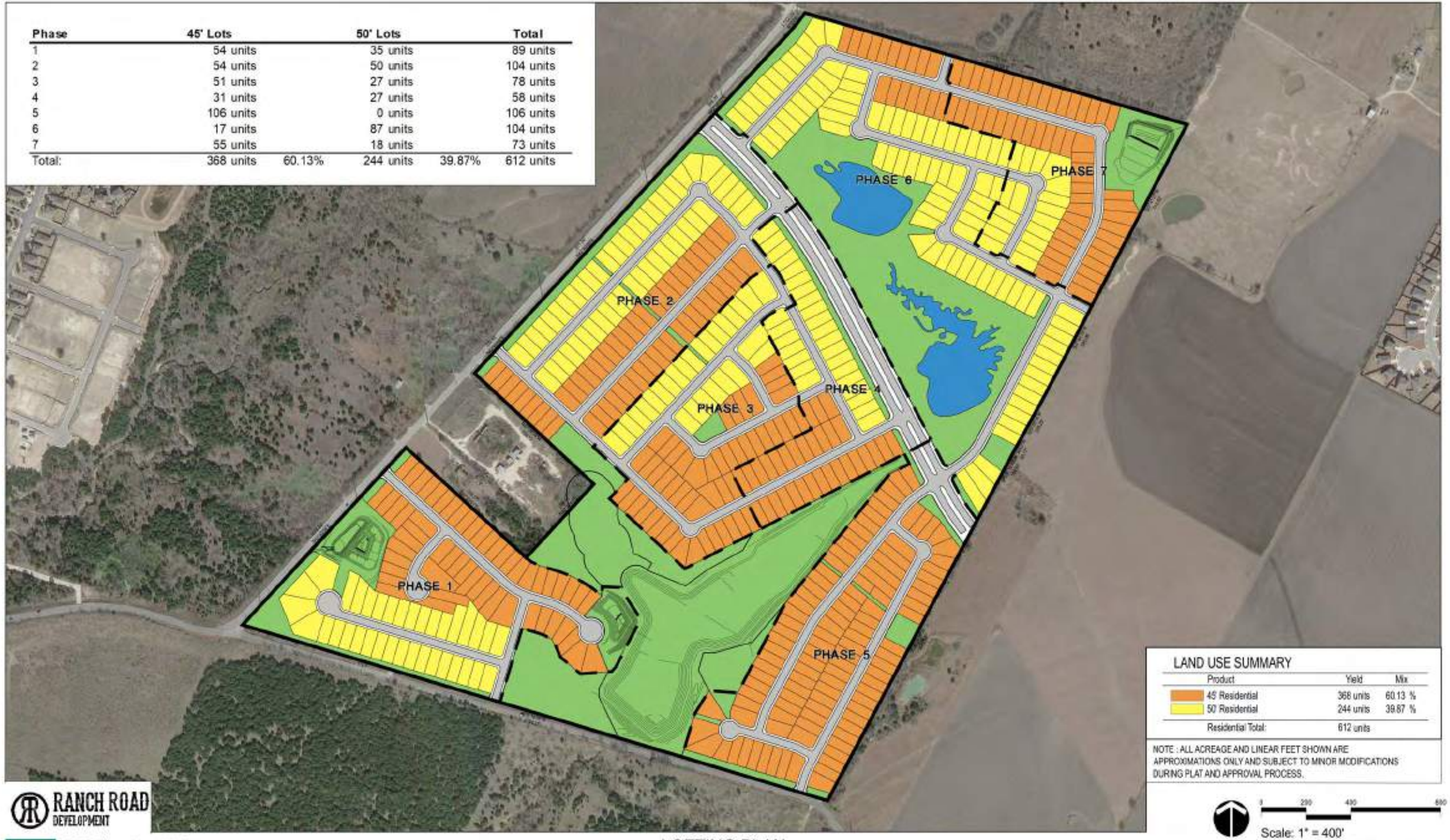
Photograph 12: Facing north, view of an upland swale where Stream 2 intersects Stream 1.

Braker Valley Tract
Client: DR Horton
Project Number: 7114-00

Photograph 13: Facing north, view of the upland berm adjacent to Pond 3.

Photograph 14: Facing east, view of Pond 4 and surrounding vegetation.

Phase	45' Lots		50' Lots		Total
1	54 units		35 units		89 units
2	54 units		50 units		104 units
3	51 units		27 units		78 units
4	31 units		27 units		58 units
5	106 units		0 units		106 units
6	17 units		87 units		104 units
7	55 units		18 units		73 units
Total:	368 units	60.13%	244 units	39.87%	612 units



LAND USE SUMMARY

Product	Yield	Mix
45' Residential	368 units	60.13 %
50' Residential	244 units	39.87 %
Residential Total:	612 units	

NOTE : ALL ACREAGE AND LINEAR FEET SHOWN ARE APPROXIMATIONS ONLY AND SUBJECT TO MINOR MODIFICATIONS DURING PLAT AND APPROVAL PROCESS.

RANCH ROAD DEVELOPMENT

0 200 400 800

North

Scale: 1" = 400'

Date: January 9, 2020

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS

LOTTING PLAN

BRAKER VALLEY

AUSTIN, TEXAS

SHEET FILE: T:\190128-RRDL\CadSet\PLANNING\Lotting\Lotting Plan.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-11.367	-8.000	
2	-8.000	-4.000	
3	4.000	8.000	
4	8.000	12.000	

LEGEND

- EXISTING CRITICAL WATER QUALITY ZONE
- PROPOSED CRITICAL WATER QUALITY ZONE
- 100 YEAR FLOOD PLAIN
- PROPOSED WALLS

C8-2020-0112PA

	APR	DATE	DESCRIPTION	REV

DESIGNED BY: AWS

REVIEWED BY: CRR

DRAWN BY: SAM

BGE, INC.
1701 Directors Blvd, Suite 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

BRAKER VALLEY
AUSTIN, TEXAS

CUT / FILL DEPTH EXHIBIT

SHEET
1 OF 1