

LEGEND

EXISTING

- - - - - CONTOUR LINE
- ▨ CONCRETE SIDEWALK
- ST- STORM SEWER LINE
- WW- WASTEWATER LINE
- WL- WATER LINE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WASTEWATER MANHOLE
- ⊕ STORMSEWER MANHOLE
- ⊕ 1/2" REBAR FOUND (OR AS NOTED)
- ⊕ 1/2" REBAR WITH CAP FOUND
- ⊕ 1/2" REBAR WITH CHAPARRAL CAP SET
- ⊕ WATER METER
- ⊕ UTILITY POLE
- O-O- OVERHEAD UTILITIES
- ⊕ ELEC. UTILITY
- ⊕ ELEC. MANHOLE
- ⊕ LIGHT POLE
- ⊕ TELEPHONE UTILITY
- ⊕ UNDERGROUND FIBER OPTIC MARKER
- ⊕ TELEPHONE MANHOLE
- ⊕ UNDERGROUND GAS MARKER
- ⊕ CHAIN LINK FENCE

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S61°53'07"E	25.00'
L2	N28°14'50"E	49.87'
L3	N61°52'51"W	25.00'

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



SKY MOUNTAIN PLANS FOR SITE DEVELOPMENT
EXISTING CONDITIONS EXHIBIT

REVISIONS

NO.	DATE	BY	DESCRIPTION

DATE: 7/12/2019
DESIGNED BY: RBH
DRAWN BY: JLK
CHECKED BY: RBH
DRAWING NAME: CONDITIONS EXHIBIT

NOT FOR CONSTRUCTION FOR REVIEW PURPOSES ONLY

LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

7500 Riello Boulevard
Building II, Suite 100
Austin, Texas 78735

JOB NUMBER: A439-0401

EX01

SHEET NO. 1 OF 1 SHEETS

SKY MOUNTAIN PLANS FOR SITE DEVELOPMENT TREE LIST

Table with columns: NO., DATE, DESCRIPTION, REVISIONS

DESIGNED BY: RBH
DRAWN BY: JLK
CHECKED BY: RBH
DRAWING NAME: SITE PLAN

NOT FOR CONSTRUCTION FOR REVIEW PURPOSES ONLY

LJA Engineering, Inc.
Phone 512.439.4700
Fax 512.439.4716
FRNLF-1386

Table with columns: JOB NUMBER: A439-0401, SHEET NO. 3 OF 3 SHEETS

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Main table listing tree locations with columns: ID, Species, Size, and other details. Includes entries like 5000 18" CEDAR 14-7, 5001 10" CEDAR, etc.

J:\A439 (Lemon Hill)\Plan\1\Sky Mountain\Concists\A439-040-Overall Site Plan.dwg
User: junicc
Date: 11/19/2021 10:48:17 AM
Plot Date: 11/19/2021 10:48:17 AM



InControl Technologies

Environmental Consulting and Engineering

September 2, 2020

Braxton Adamson
Development Manager - Texas
500 N. Akard St. Suite 3400
Dallas, Texas 75201

Subject: Environmental Resource Inventory
21.25±acre Tract of Land, 8732 State Highway 71 (SH 71), Austin, Travis County, Texas

Dear Mr. Adamson,

InControl Technologies was retained by Lennar Multi-Family Communities, LLC to conduct an Environmental Resource Inventory and Threatened and Endangered Species analysis for an undeveloped tract of land located at 8732 State Highway 71 (SH 71) in the City of Austin, Travis County, Texas. The subject property is located between SH 71 to the south and Mountain Crest Drive to the north, on the east side of Mountain Shadows Drive. InControl Technologies completed the City of Austin Environmental Resource Inventory (**Attachment A**) as part of this assessment. This letter summarizes the major findings from our assessment.

The 21.25±acre subject property consists of three (3) tracts that are primarily undeveloped wooded land. Sky Mountain Drive separates the property into northern and southern sections. The southern 4.53±acre tract fronts SH 71. The central 6.44±acre tract is located on the south side of Sky Mountain Drive. The northern 10.28±acre tract is located north of Sky Mountain Drive, east of Mountain Shadows Drive and south of Mountain Crest Drive. Portions of the property can be accessed by dirt roads. City water and sewer connections are currently available to the subject property but some of the structures on the property pre-date the installation of these utilities.

The remains of a metal sided shed were noted on the southern tract. The concrete foundation of a mobile home and several sheds including a well house and a chicken coop, all of which are in various stages of disrepair, are located on the southern portion of the central tract. A one-story stone/wood residence is located on the north side of the northern tract with an entrance off Mountain Crest Drive. The interior of the building was not inspected as part of this assessment.

The subject property is located in the Edwards Aquifer Contributing Zone which is the area or watershed where runoff from precipitation flows to the recharge zone of the Edwards Aquifer. A contributing zone plan that outlines best management practices to be implemented to protect water quality is required for any regulated activity over 5-acres proposed within the Edwards Aquifer Contributing Zone. The plan is

submitted to the Texas Commission on Environmental Quality (TCEQ) for their review and approval. Information regarding which activities are regulated is contained in 30 TAC 213.21.

The subject property is not located within a flood plain. The property slopes to the southwest and northeast from a topographic high near the center of the property. There was no evidence of springs, seeps, point recharge features, bluffs, canyon rimrocks or wetlands on the property. One limestone outcrop feature was identified in the northern portion of the property north of the riverine feature. The limestone feature was characterized by three sides measuring approximately 50 feet in length trending northeast to southwest, 20-feet in width northwest to southeast with a depth of approximately 7-feet at its deepest point. Based on our review of historical aerial photography, the surface expression of the limestone outcrop was not present in historical aerial photographs prior to 1997. The 1997 aerial photograph indicates the present of a small above ground storage tank in the area of the limestone outcrop. A building is evident in the aerial, but no surface expression for this feature. Disturbed soils within the area of the outcrop are noted in the 2002 aerial. The outcrop appears to be surrounded by bermed soil acting to retain the ponded water. It was concluded that the limestone surface expression was a manmade feature in the surface topography of the site. No water was present in the feature at the time of inspection. There was no evidence of a seep or spring emanating from this feature. The ground within the feature is loose dry soil. There was no evidence of wetland vegetation or hydric soil. Therefore, InControl Technologies concluded that the limestone outcrop was not a Critical Environmental Feature.

The northern portion of the subject property is heavily vegetated with an abundance of Ash Juniper. This portion of the property is mapped within the Balcones Canyonlands Conservation Plan (BCCP) Unconfirmed Habitat Zone 2 for the Golden Cheek Warbler. At the time of this site assessment, the Golden Cheek Warbler had migrated south following the mating season ending in June. Therefore, no Golden Cheek Warblers were observed on the property. In addition, no nests were observed on the property. Before any development occurs on this property, A more comprehensive Golden Cheek Warbler assessment should be conducted.

While no threatened and endangered species habitats or biologic resource buffers as defined by USACE and USFWS were identified on the subject property, portions of tracts 101503, 101502, 101505, 101501, and a small portion of 101512 fall within the Balcones Canyonlands Conservation Plan (BCCP) Unconfirmed Habitat Zone 2 (fee zone) for the Golden-Cheeked Warbler. The fees cost \$2,750 per acre of land. We have estimated that the area of the Sky Mountain Development in this Zone is approximately 10 acres. A BCCP Permit Application is required and can be obtained from the BCCP website. We can help you complete this form if you decide to move forward with this project.

There is no fee to apply for a BCCP permit. Habitat determinations are provided within three weeks of the receipt of a completed application. Neither submitting a BCCP permit application nor receiving a habitat determination letter from the County obligates an applicant to obtain a BCCP permit. Landowners always have the option to consult with the U.S. Fish & Wildlife Service (USFWS) to address mitigation concerns. Applicants who choose to obtain a BCCP permit will be required to sign a contract. The BCCP permit and contract, entered into between the applicant and the BCCP Coordinating Committee, will be recorded in Travis County's real property records. BCCP permits and contracts run in perpetuity with the land, similar to an easement. After the participation contract is signed and a BCCP permit (sometimes referred to as

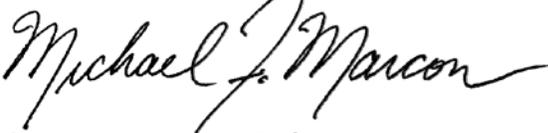
BCCP Participation Certificate) is issued, the permittee is free to begin clearing for construction. However, clearing is subject to the terms and conditions of the contract and may be limited from March 1 through August 31 on properties containing golden-cheeked warbler habitat. While not expected on the subject property, if construction activities uncover new caves or significant karst features, such work must cease and the local USFWS Ecological Services office should be notified to check the cave for endangered species. Landowners may get assistance from karst geological or biological consultants to assist in expediting USFWS clearance for construction to resume. The BCCP permit must be posted at the construction site from the time clearing begins until construction is completed.

The full Environmental Resource Inventory is included as Attachment A. It is our opinion that limestone feature is a historical artifact likely enhanced to collect rainwater. The feature no longer has the capability to hold water. In addition, the feature has no evidence of recent water from either seeps or springs. InControl Technologies does not consider this feature to be a significant environmental resource for the subject property.

As always, if you have any comments or questions regarding the information contained within this document, please do not hesitate to call us at (281) 580-8892.

Sincerely,

InControl Technologies, Inc.

A handwritten signature in black ink that reads "Michael F. Marcon". The signature is written in a cursive, flowing style.

Michael F. Marcon, PG, CAPM
Vice President

Attachment A
Environmental Resource Inventory
Sky Mountain Development, Austin, Texas

PRELIMINARY DRAFT PENDING SITE DEVELOPMENT PLANS

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: Sky Mountain Development
- 2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 101501, 101502, 101503, 101505, 101510, 101512, 304775, 304776
- 3. ADDRESS/LOCATION OF PROJECT: Sky Mountain Drive
- 4. WATERSHED: Williamson Creek (Barton Springs Zone)
- 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: **Note: To be confirmed based on site development plans.**
 - (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 within 150 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)
BID - Brackett-Rock Outcrop	D	1.5
VoD - Volente Silty Clay Loam	C	5

<p>*Soil Hydrologic Groups Definitions (Abbreviated)</p> <p>A. Soils having a <u>high infiltration</u> rate when thoroughly wetted.</p> <p>B. Soils having a <u>moderate infiltration</u> rate when thoroughly wetted.</p> <p>C. Soils having a <u>slow infiltration</u> rate when thoroughly wetted.</p> <p>D. Soils having a <u>very slow infiltration</u> rate when thoroughly wetted.</p> <p>**Subgroup Classification – See <u>Classification of Soil Series</u> Table in County Soil Survey.</p>

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

The ground surface slopes to the southwest and to the northeast from the topographic high in the approximate center of the property. The elevation at the center of the property is approximately 1,000 feet (ft) above mean seal level (AMSL), 940 ft AMSL at the southwest property boundary, and 960 ft AMSL at the northeast boundary. The northeastern portion of the property is bisected by a draw that runs northwest to southeast at elevations of 948 ft to 932 ft AMSL, respectively. Drainage on the subject property travels by sheetflow to a drainage culvert along Hwy 71 to the southwest or to the draw to the northeast, and eventually to Williamson Creek. The National Wetlands Inventory (NWI) Mapper identifies a riverine adjacent and parallel to the draw (USFWS, 2020). However, this area was dry at the time of the site assessment and no hydrophytic plant species or hydric soils were observed. The soils consist of Bracket-Rock Outcrop Complex (1.5 ft in thickness) and Volente Silty Clay Loam (5 ft in thickness), which are characterized by very slow and slow infiltration rates, respectively (USDA, 2020).

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Trinity Group	Upper Glen Rose Limestone	--

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

The geology at the surface of the subject property consists of the Upper Glen Rose Limestone (Kgru) (USGS, 2020). Based on the Geologic Atlas of Texas (Austin Sheet), the Upper Glen Rose Limestone is located above and updip of the Edwards Formation; the subject property is separated from the Edwards Formation by one fault. The Upper Glen Rose Limestone is comprised of limestone, dolomite, and marl in alternating recessive beds that form a stair-step topography. The limestone (calcium carbonate) ranges from aphanitic (very fine-grained) and hard to softer marl (calcium carbonate-rich mudstone with variable amounts of clay and silt). The dolomite (calcium carbonate with a high percentage of magnesium) is also fine-grained. Rock outcropping of the Upper Glen Rose Limestone was observed on the subject property during the site assessment. The thickness of the Upper Glen Rose Limestone is approximately 220 feet.

No sensitive geologic features, including springs, seeps, point recharge features, bluffs, canyon rimrocks or wetlands, were observed on the subject property during the site assessment. Further discussion of the site geology is provided in Attachment A.

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

There are 1 (#) 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.

 1 (#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):*

The subject property is characterized by Edwards Plateau: Deciduous Oak/Evergreen Motte and Woodland, Ashe Juniper Motte and Woodland, and Ashe Juniper - Live Oak Shrubland (TPWD, 2020). The majority of the vegetation on the subject property are Ashe Juniper, Sugar Hackberry, and Cedar Elm.
 Due to the abundance of Ashe Juniper, the northwestern portion of the property is within the Balcones Canyonlands Conservation Plan (BCCP) Unconfirmed Habitat Zone 2 for the Golden-Cheeked Warbler. At the time of the site assessment, the Golden-Cheeked Warbler had migrated to south following the mating season ending in June and none were observed, including no nests. The property is not located in the USFWS Critical Habitat for Threatened & Endangered Species.

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
Cedar Elm	Ulmus crassifolia
Japanese Privet	Ligustrum japonicum
Texas Oak	Quercus buckleyi
Sugar Hackberry	Celtis laevigata

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
Bermudagrass	Cynodn dactylon
Prickly Pear	Opuntia
Johnson Grass	Sorghum halpense
King Ranch Bluestem	Bothriochloa ischaemum

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
NA	NA	NA

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 **Note: To be confirmed based on site development plans.**
- 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:

NA

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.

NA

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

Date(s) ERI Field Assessment was performed: 29 August 2020
Date(s)

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

Clint Weaver

Print Name
Clint Weaver

Signature
SQ Environmental, LLC

Name of Company

Digitally signed by Clint Weaver
Date: 2020.09.03 09:26:08 -05'00'

8067739326

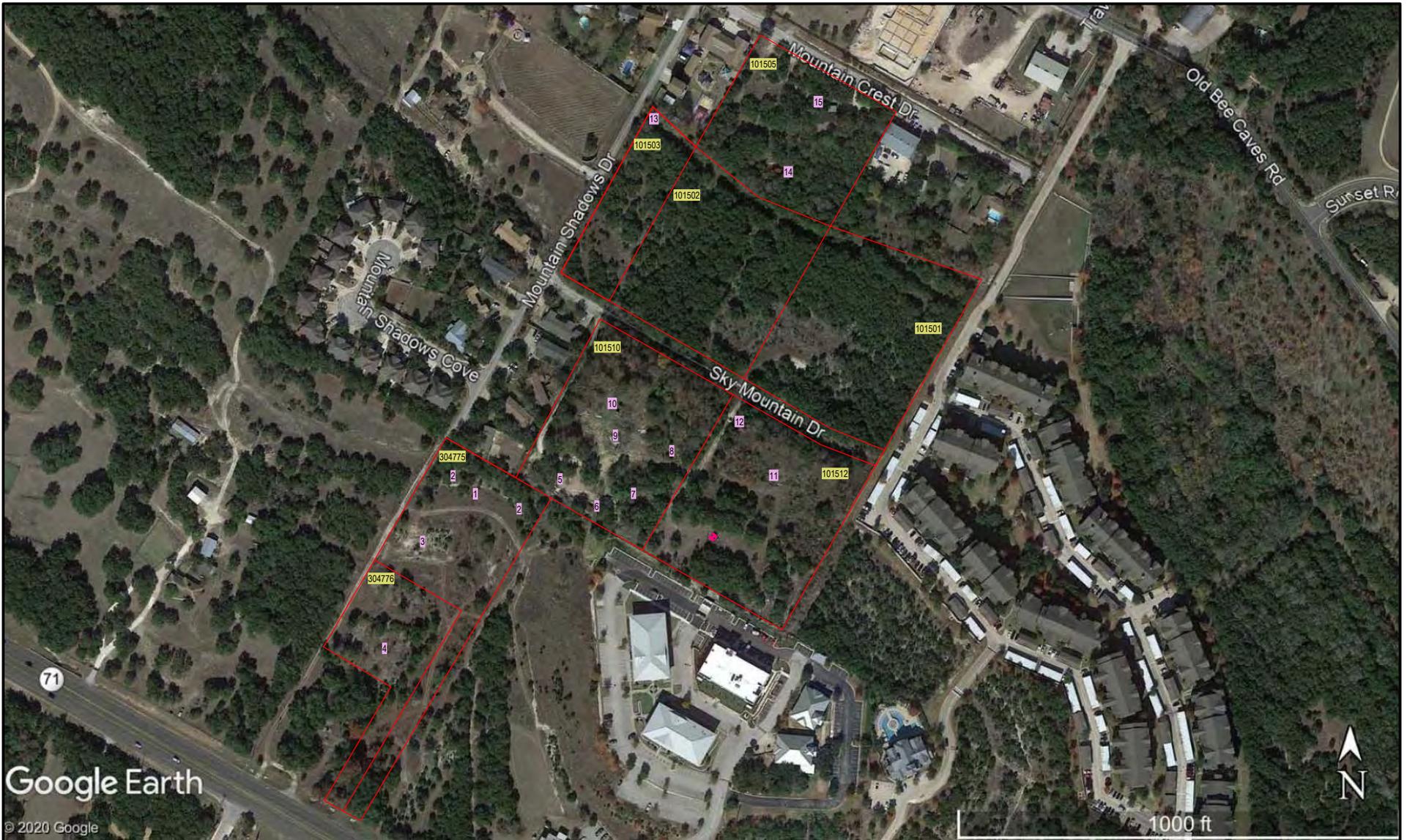
Telephone
c.weaver@sqenv.com

Email Address
9/3/2020

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

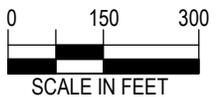


Google Earth

© 2020 Google

IMAGERY SOURCE: GOOGLE EARTH, 11/22/2019

- LEGEND**
- SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
 - WATER WELL IN WELLHOUSE (WITH ELECTRICAL POLE & LINE)
 - TCAD PARCEL No.
 - 1. ELECTRICAL CONNECTION (SUBGRADE)
 - 2. DEBRIS (LARGE CONCRETE COUPLINGS, PVC LINES, ETC.)
 - 3. DUMPED WET ASPHALT (HARDENED)
 - 4. ELECTRICAL & WATER CONNECTIONS (SUBGRADE)
 - 5. DEBRIS (FORMER MOBILE HOME TRAILER LOCATION)
 - 6. SHED, ELECTRICAL POLE & LINE, CONCRETE FOUNDATION
 - 7. FORMER CHICKEN COOPS, DEBRIS (PVC IRRIGATION LINES)
 - 8. FORMER DWELLING
 - 9. DEBRIS (PARTIALLY FULL DRUMS, ETC.)
 - 10. ABANDONED DUMP TRUCK
 - 11. ABANDONED GOOSE-NECK TRAILER
 - 12. ABANDONED VAN, EARTHEN ROADBLOCK
 - 13. STORMWATER DRAINAGE CONVEYANCE (DRY)
 - 14. AREA OF POTENTIAL LIMESTONE FEATURE
 - 15. CURRENT RESIDENCE



SQ Environmental, LLC

SCALE: 1 IN = 300 FT

FIGURE 1

PROPERTY LAYOUT MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020	PN: 1131.003.001
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LEGEND

- SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
- SOIL BOUNDARY
- BID - BRACKETT-ROCK OUTCROP COMPLEX, CLAY LOAM, 1-12% SLOPES, VERY SLOW INFILTRATION RATE, UP TO 18 INCHES THICK
- VoD - VOLENTE SILTY CLAY LOAM, 1-8% SLOPES, SLOW INFILTRATION RATE, UP TO 59 INCHES THICK
- QU - QUARRY PIT

IMAGERY SOURCE: USDA SOIL SURVEY MAPPER



SQ Environmental, LLC

SCALE: 1 IN = 500 FT

FIGURE 2

SITE SOIL MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

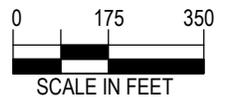
PN: 1131.003.001



IMAGERY SOURCE: COA PROPERTY PROFILE MAPPER

LEGEND

-  SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
 -  WATER WELL
 -  CREEK CENTERLINE
 -  2-FT TOPOGRAPHIC CONTOUR
 -  CRITICAL WATER QUALITY ZONE (CWQZ)
 -  CRITICAL ENVIRONMENTAL FEATURE (CEF) SETBACK
 -  SPRING
 -  WETLAND; RIVERINE, USFWS NATIONAL WETLAND INVENTORY (NOT OBSERVED)
 -  STORMWATER FLOW DIRECTION
- NOTE: SUBJECT PROPERTY IS LOCATED WHOLLY WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE AND THE BARTON SPRINGS ZONE WATERSHED.



SQ Environmental, LLC

FIGURE 3

CRITICAL ENVIRONMENTAL FEATURES & WATER WELL MAP

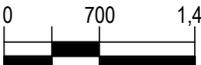
SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

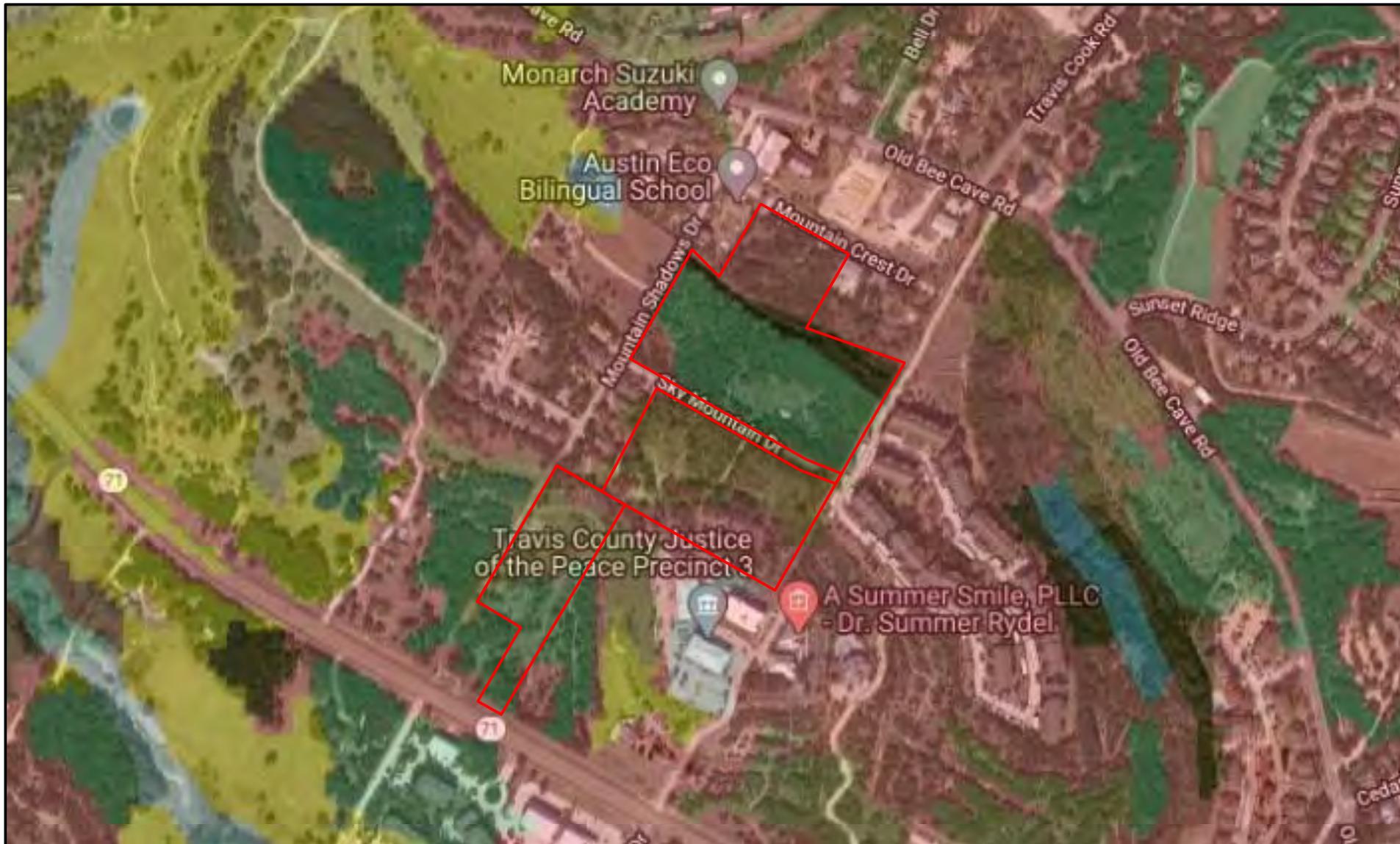
SCALE: 1 IN = 350 FT

DATE: SEPT 2020

PN: 1131.003.001



<p>LEGEND</p> <p> SUBJECT PROPERTY BOUNDARIES, APPROXIMATE</p> <p> Kgru - UPPER GLEN ROSE LIMESTONE, APPROXIMATELY 220 FT THICK</p> <p> Qal - ALLUVIUM; FLOODPLAIN DEPOSITS, CLAY, SILT, SAND, GRAVEL</p> <p>N</p>	<p>IMAGERY SOURCE: USGS TX GEOLOGY VIEWER</p>		 SQ Environmental, LLC		<p>FIGURE 4</p>	
	<p>0 700 1,400</p>  <p>SCALE IN FEET</p>		<p>SCALE: 1 IN = 1,400 FT</p>		<p>DATE: SEPT 2020</p>	
<p>NOTE: SUBJECT PROPERTY IS LOCATED WHOLLY WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE.</p>					<p>PN: 1131.003.001</p>	
				<p>SKY MOUNTAIN DEVELOPMENT AUSTIN, TEXAS 78735</p>		



IMAGERY SOURCE: TPWD ECOSYSTEM MAPPER

LEGEND

-  SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
-  URBAN LOW INTENSITY
-  EDWARDS PLATEAU: DECIDUOUS OAK / EVERGREEN MOTTE AND WOODLAND
-  EDWARDS PLATEAU: ASHE JUNIPER - LIVE OAK SHRUBLAND
-  EDWARDS PLATEAU: ASHE JUNIPER MOTTE AND WOODLAND
-  EDWARDS PLATEAU: SAVANNA GRASSLAND



SQ Environmental, LLC

SCALE: 1 IN = 500 FT

FIGURE 5

VEGETATION MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

PN: 1131.003.001



LEGEND

— SUBJECT PROPERTY BOUNDARIES, APPROXIMATE

IMAGERY SOURCE: USDA, FLIGHT DATE: 1/18/1973



SQ Environmental, LLC

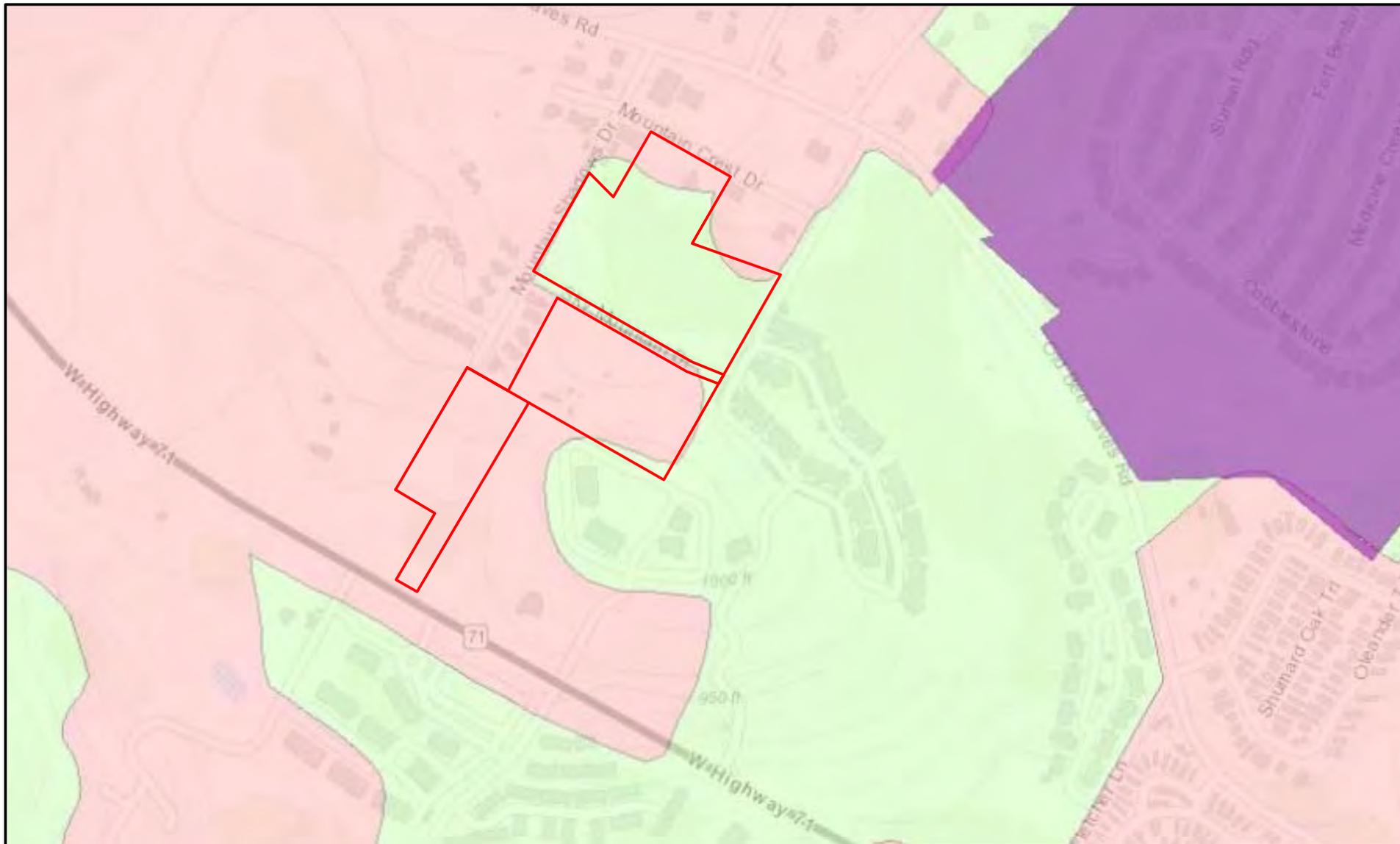
SCALE: 1 IN = 600 FT

FIGURE 6

1973 HISTORICAL
AERIAL PHOTOGRAPH
SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

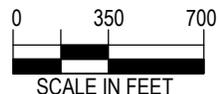
PN: 1131.003.001



LEGEND

IMAGERY SOURCE: BCCP PERMIT & HABITAT ZONES MAPPER

-  SUBJECT PROPERTY BOUNDARIES, APPROXIMATE
-  NOT KNOWN TO BE HABITAT ZONE 3 (NO FEE ZONE)
-  UNCONFIRMED HABITAT ZONE 2 (FEE ZONE); GOLDEN-CHEEKED WARBLER HABITAT
-  BCCP & USFWS 10A PERMITS (MITIGATED PROJECTS)



SQ Environmental, LLC

SCALE: 1 IN = 700 FT

FIGURE 7

BALCONES CANYONLANDS
CONSERVATION PLAN HABITAT ZONE
MAP

SKY MOUNTAIN DEVELOPMENT
AUSTIN, TEXAS 78735

DATE: SEPT 2020

PN: 1131.003.001

ENVIRONMENTAL RESOURCE INVENTORY

SKY MOUNTAIN DEVELOPMENT, AUSTIN, TEXAS

ATTACHMENT A

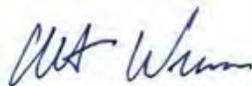
SITE GEOLOGY (CONTINUED)

As discussed, no sensitive geologic features, including springs, seeps, point recharge features, bluffs, canyon rimrocks or wetlands, nor any faults, caves, streams, fractures, solution zones, vugs, or cavities were observed on the property during the site assessment. Although a steep gradient is present in the central portion of the property, adjacent south of Sky Mountain Dr, the gradient is less than 60 degrees and is not classified as a canyon rimrock. A potential limestone feature at ground surface was observed in the northern portion of the property at the residential parcel located at 8703 Mountain Crest Dr. The potential limestone feature was characterized by three sides measuring approximately 50 ft in length trending northeast to southwest and 20 ft in width northwest to southeast, with a depth of approximately 7 ft at the lowest point. The floor of the feature contains loose soil, and the sidewalls are fractured or stacked limestone (not massive limestone). No water was present at the time of the site assessment, and the area appeared to have been dry for a long period of time. The sidewall on the southwestern portion appeared to be naturally eroded and was not present; a wooden deck/boardwalk was located on the southeast side. Additionally, no fractures or solution zones were observed in or near the potential feature.

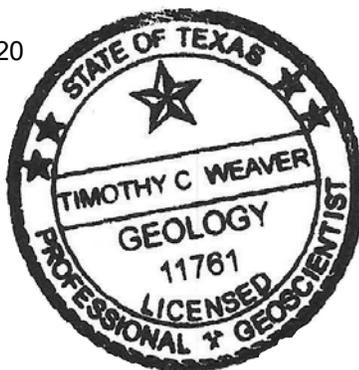
The potential limestone feature is not present in the historical aerial photograph dated 18 January 1973. In an aerial photograph dated 1997, the low area/potential feature does not appear to be present and there is a small, aboveground, artificial container of water in the area of where the feature would be located. See attached historical aerial photographs. Based on these aerials, as early as 2003 the feature is present and contains water. Narrow drainage culverts appear to have been created in the adjacent limestone to the northwest, originating from the upgradient area of the house to the southwest toward the draw; a shorter culvert originates from the feature and intersects the aforementioned culvert. From 2003 to mid-2017, the low area intermittently contained water. Prior to 2017, the southwestern sidewall appears to no longer be present, and the area does not contain water.

This potential limestone feature may be a sinkhole that historically ponded water runoff, or a former seep (based on the presence of water in historical aerials). As discussed above, the southwestern sidewall is no longer present and therefore the feature does not hold water (although the area appears to be dry and no evidence of a current or recent seep or spring were observed). No hydrophytic vegetation or hydric soils were observed at the time of the site assessment, which would be an indicator of a seep. The potential limestone feature is not considered a Critical Environmental Feature (CEF) due to its presence only recently in geologic terms, the lack of water, the lack of hydrophytic vegetation and hydric soils, and probability of man-induced creation or alteration.

9/3/2020



Clint Weaver, P.G.



HISTORICAL AERIAL PHOTOGRAPHS



Property Profile

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Buffers/Waterway Setba
 - ▨ Critical Water Quality Zone
 - ▨ Water Quality Transition Zone
- Spring
- ▨ Wetland
- ▨ Rimrock/Bluff
- Creek Centerlines
- Lakes



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

Aerial dated 1997

Mountain Crest Dr





Property Profile

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Notes

Aerial dated 2003

Mountain Crest Dr

28 of 46

Google Earth

3/2003

Image USDA Farm Service Agency

100 ft

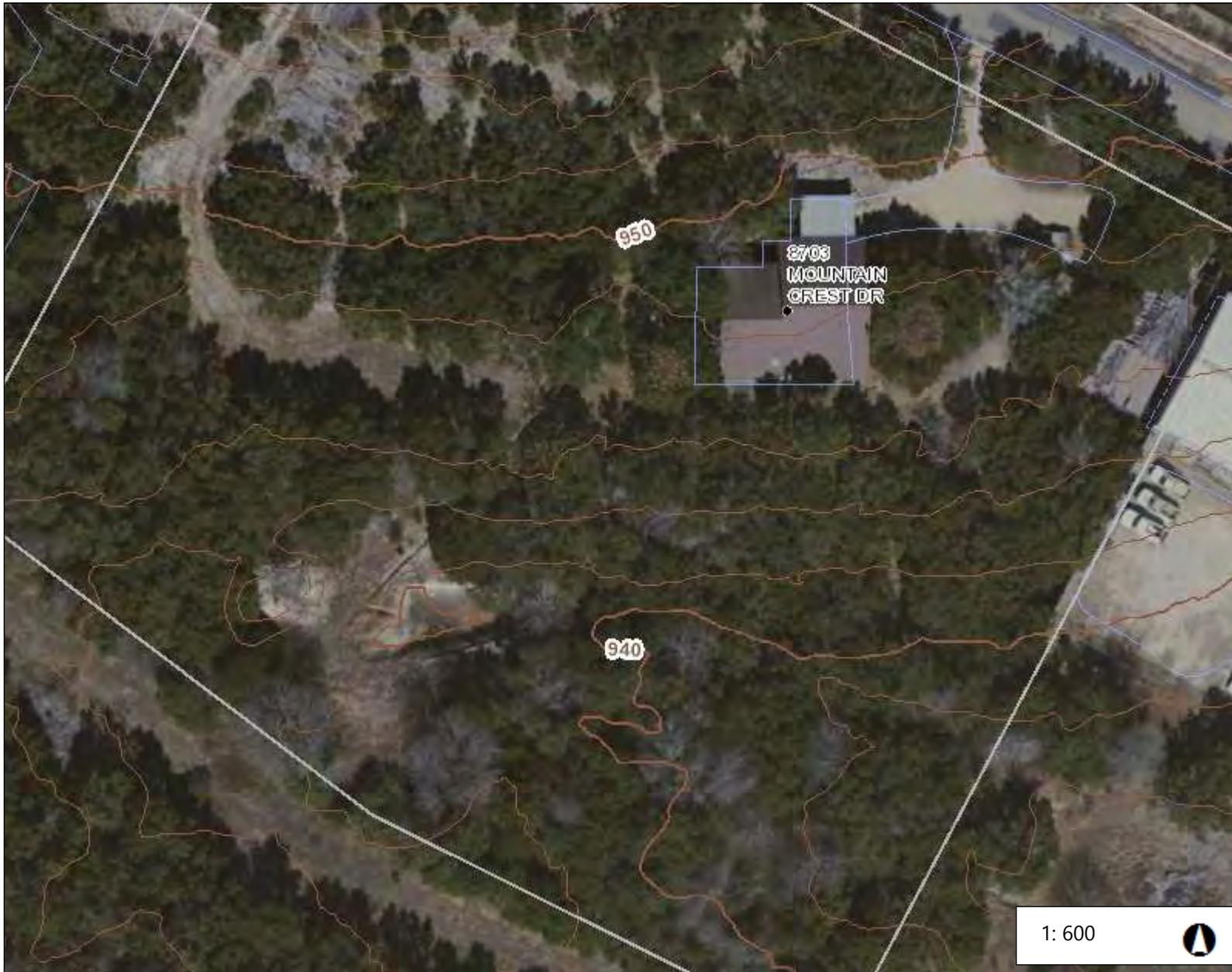




Property Profile

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Notes

Aerial dated 2006

Mountain Crest Dr

30 of 46





Property Profile

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Notes

Aerial dated 2008



Property Profile

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Notes

Aerial dated 2009

Mountain Crest Dr

33 of 45

Google Earth

2/2009

Image USDA Farm Service Agency

100 ft



Mountain Crest Dr

34 of 46

Google Earth

11/2009

Image USDA Farm Service Agency

100 ft



Mountain Crest Dr

35 of 45

Google Earth

3/2011

Image USDA Farm Service Agency

100 ft





Property Profile

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Notes

Aerial dated 2012

Mountain Crest Dr

37 of 46

Google Earth

8/2012

Image USDA Farm Service Agency

100 ft



Mountain Crest Dr

38 of 46

Google Earth

10/2013

Image USDA Farm Service Agency

100 ft





Property Profile

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Notes

Aerial dated 2014

Mountain Crest Dr

40 of 46

Google Earth

10/2014

Image USDA Farm Service Agency

100 ft





Property Profile

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Notes

Aerial dated 2015

Mountain Crest Dr

42 of 46

Google Earth

7/2015

Image USDA Farm Service Agency

100 ft





Property Profile

Legend

- Addresses
- TCAD Parcels
- Planimetrics 2015
- Contours Year- 2017
 - 2 Ft Contours
 - 10 Ft Contours
- Creek Centerlines
- Lakes



1: 600



0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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Notes

Aerial dated 2017

Mountain Crest Dr

44 of 46



Mountain Crest Dr

45 of 45



Mountain Crest Dr

46 of 46

