



Texas Department of Housing and Community Affairs

Governing Board

Board Action Request

File #: 1243

Agenda Date: 12/11/2025

Agenda #:

Presentation, discussion, and possible action regarding a Material Amendment to the Housing Tax Credit (HTC) Application of The Lantern at Robstown (HTC #25177)

RECOMMENDED ACTION

WHEREAS, The Lantern at Robstown (Development) received an award of 9% Housing Tax Credits (HTCs) in 2025 for the new construction of an office/clubhouse and seven one-story residential buildings containing 39 dwelling units with attached one-car garages on a 7.164 acre site in Robstown, Nueces County;

WHEREAS, Lantern at Robstown, LP (Applicant) requested approval to significantly modify the site plan, increase the number of low income units from 39 to 46, increase the total number of units from 39 to 49, modify the unit mix from 15 one-bedroom units and 24 two-bedroom units to 15 one-bedroom units and 34 two-bedroom units, increase the square footage of the units by 9.0% from 36,084 square feet to 39,336 square feet, increase the Common Area by 384.7% from 1,888 to 9,151 square feet, significantly modify the architectural design of the Development, and increase the residential density by 23.3%, from 5.44 units per acre to 6.71 units per acre;

WHEREAS, Board approval is required for a significant modification of the site plan, modification of the number of units or bedroom mix of units, significant modification of the architectural design, and modification of the residential density of at least 5% as directed in Tex. Gov't Code §2306.6712(d)(1), (2), (5), and (6), and 10 TAC §10.405(a)(4)(A), (B), (E), and (F), and the Applicant has complied with the amendment requirements therein; and

WHEREAS, the requested changes do not materially alter the Development in a negative manner, were not reasonably foreseeable or preventable at the time of Application, and would not have adversely affected the selection of the Application for an award of Housing Tax Credits;

NOW, therefore, it is hereby

RESOLVED, that the requested Material Amendment of the Application for Lantern at Robstown is approved as presented to this meeting, and the Executive Director and his designees are each authorized, directed, and empowered to take all necessary action to effectuate the foregoing.

BACKGROUND

The Lantern at Robstown received a 9% HTC award in 2025 to develop a 7.164 acre site approximately 470 feet west of CR 69 and 950 feet north of CR 44 in Robstown. Access to the site was via a driveway from CR 44. A few hundred feet of the southernmost end of the driveway was in Zone X (0.2%) of the 500-year floodplain. The Application proposed the new construction of a freestanding office/clubhouse and site amenities inside the course of the

development's circular driveway and seven one-story residential buildings along the outside of the driveway. Each of 39 proposed units had a driveway and one-car garage. The 39 driveways accounted for 39 of the development's surface parking spaces with three locations along the inside edge of the site's driveway accounting for 10 additional surface parking spaces. Garages and surface parking together totaled 88 parking spaces. In comparison, the amendment proposes a 7.301 acre site adjacent to and accessible from CR 69. The site contains a single three-story building containing 49 units and office/clubhouse spaces on each floor. Parking facilities consist of 81 surface parking spaces in a conventional rectangular parking lot. The Application proposed a residential density of 39 units per 7.164 acres or 5.44 units per acre (UPA). The amendment proposes 49 units per 7.301 acres or 6.71 UPA, a 23.3% increase.

The amendment proposes a modification of the number of units and bedroom mix of units. The Application proposed 15 one-bedroom units and 24 two-bedroom units. All one-bedroom units included a "home office" that would fit the definition of bedroom except for the absence of a closet. The two-bedroom units did not have an office. This difference caused the 14 non-ADA one-bedroom units and 23 non-ADA two-bedroom units to be the same size, 918 square feet. Similarly, the presence of offices in the sole one-bedroom ADA unit and absence of an office in the sole two-bedroom ADA unit caused both these unit types to be 1,059 square feet. In comparison, the amendment proposes 13 one-bedroom units of 652 square feet, two one-bedroom ADA units (1 mobility and 1 hearing/vision) of 657 square feet, and 34 two-bedroom units (including 1 mobility unit) of 869 square feet. In all, the Application proposed Net Rentable Area (NRA) of 36,084 square feet, and the amendment proposed NRA of 39,336 square feet, an increase of 9.0%. The Application proposed 3-30% units, 6-50% units, and 30-60% units. The amendment proposed 6-30% units, 7-50% units, 33-60%, and 3 market rate units. Therefore, the amendment increases the 30%, 50%, and 60% units by 3, 1, and 3, respectively, and adds 3 market rate units not previously proposed. The foregoing distributions of income and rent restricted units would produce the same score for the amendment as for the Application.

The Application proposed a separate clubhouse with 1,888 square feet of Common Area accessible to tenants, including a covered patio, covered porch and 1,339 square feet of conditioned space. The total Common Area of 1,888 square feet in the Application compares to total Common Area of 9,151 in the amendment, an increase of 384.6%. Net of the elevator shaft and interior corridors, the amendment's conditioned Common Area of 1,758 square feet is 31.3% more than the conditioned area of the Application.

The amendment proposes a significant modification of the site plan, modification of the number of units and bedroom mix of units, significant modification of the architectural design of the development, and modification of the residential density of the development of at least five percent. Each of these changes constitutes a Material Amendment of the Application that must be considered by the Board. The applicable sections of Statute and Code are §2306.6712 (d)(1), (2), (5) and (6), and 10 TAC §10.405(a)(4)(A), (B), (E), and (F).

It is the opinion of staff that the changes will not materially alter the Development in a negative manner. Staff reviewed the threshold and scoring documentation of the amendment against the corresponding documentation of the Application and found no adverse effect on the selection of the amended Application for an award in the application round. The Application

had an overwhelming excess of points scored over the only other application in its subregion, 166 points to 89 points per the final application log.

In staff's judgement, the changes that are requested were not reasonably foreseeable at the time the Application was presented, nor were they preventable. The changes would not have affected the selection of the Application for an award. The reasons given for the amendment request were inflation, supply chain issues and concern about the 500-year floodplain that affected a limited portion of the driveway. All these issues arose after the application was submitted.

The Development was re-underwritten under the proposed amendment, using revised and updated financial information. The analysis indicated that the Development remained financially feasible and no change in the funding amount was recommended.

Staff recommends approval of the amendment request as presented herein.



Real Estate Analysis Division

November 20, 2025

Addendum to Underwriting Report

TDHCA Application #: **25177** Program(s): **9% HTC**

The Lantern at Robstown

Address/Location: _____ NWC of CR 44 and CR 69

City: _____ Robstown County: _____ Nueces Zip: _____ 78380

	APPLICATION HISTORY
Report Date	PURPOSE
11/20/25	State Credit Award Update and Material Amendment Request
07/09/25	Original LIHTC Award

ALLOCATION

TDHCA Program	Previous Allocation				RECOMMENDATION						
	Amount	Int. Rate	Amort	Term	Amount	Int. Rate	Amort	Perm Term	Perm Lien	Const Term	Const Lien
State Housing Tax Credits	\$0				\$50,000						
FHTC (9% Credit)	\$1,258,361				\$1,258,361						

CONDITIONS STATUS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	6
50% of AMI	50% of AMI	7
60% of AMI	60% of AMI	33

ANALYSIS

In July 2025, the Development was awarded \$1,258,361 in annual 9% Housing Tax Credits. Now Applicant has applied for an additional \$50,000 in annual State Housing Tax Credits ("SHTC").

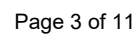
In conjunction with their application for SHTC, they are also requesting a Material Amendment. The reason for the material amendment is the result of value engineering to offset price increases caused by inflation and to accommodate for flooding concerns that were raised by the County Commissioner regarding the original site entrance (both of which occurred post application submission). The amendment reflects the following changes:

- Update to the site plan to reflect a new building configuration. The updated site plan shows relocating the entrance away from flooding concerns and changing from a single-story garden-style design to a three-story single-building design.
- Update to the unit mix to 34 2-BR and 15-1BR units, which allows for higher gross potential rents at the development. The redesign also includes an increase in affordable units from 39 to 46, with an addition of 3 market rate units as well. This results in a total of 49 units for rent to Seniors 55+.
- Redesigned parking lot eliminates garages and reconfigures the lot to 81 open surface spaces (1.7/unit), with all parking provided at no additional charge to the residents. For comparison, local Code only requires 1 space per unit for senior developments.
- An Increase to the development site from 7.164 acres to 7.5 acres has increased the acquisition costs from \$247,311 to \$350,000, after accounting for additional extension fees incurred on the contract amendment.
- A 9% increase in the total NRA, from 36,084 SF to 39,336 SF.
- A 385% increase in total common area, from 1,888 SF to 9,151 SF. The increase in common area is due to the change in design from single-story buildings to one three-story building. Also, Applicant is including the interior corridor and stair areas in the common area calculation.
- Update to the financial exhibits to account for the application for SHTC as well as for the changes in costs, interest rates, program rent limits, and expenses.

Site Plan

Site Control was amended so that the boundaries of the parcel being sold are farther away from flooding areas. The site plan has been modified to accommodate the new boundaries and to reduce costs through value engineering in an effort to mitigate cost increases caused by inflation and to reflect the revised unit mix. Additionally, Applicant included the updated PSA (site control) amendment and title commitment accounting for the closing extension and revised location of land under contract. A copy of the updated survey and Phase I ESA were provided by the Applicant as well as reflecting the new site boundary location. New Architectural Drawings were also provided to document the proposed changes.

25177 The Lantern at Robstown



New Site Plan



Operating Pro Forma

The Rent Schedule was updated with current 2025 Program Rents.

The expanded unit mix has an increase in affordable units from 39 to 46, with an addition of 3 market rate units as well. The increase in units and updated rents resulted in a 34% increase in budgeted income from \$377,278 to \$506,038.

Changes in operating expenses reflect a reconciliation to feedback received from insurance providers for the area, removal of supportive services since there is no contract or agreement required by the City of Robstown, inclusion of elevator maintenance costs triggered from the redesign, as well as additional due diligence in market conditions performed by the Partnership since original application submission. The change in operating expenses are more specifically detailed below.

Total budgeted expenses increased by 36% from \$138,988 to \$188,661. The changes in expenses were primarily in the following categories:

- Management expense increased by 34%, from \$15,091 to \$20,241.
- Payroll expenses rose by 61%, from \$65,000 to \$104,500.
- Repairs & Maintenance increased by 75%, from \$27,000 to \$47,300. That increase is partially due to the inclusion of elevator maintenance costs triggered by the redesign of the property.
- Electric/Gas increased by 33%, from \$8,500 to \$11,308.
- Property Insurance increased by 32%, from \$39,000 to \$51,459.
- Property tax expense increased by 33%, from \$16,389 to \$21,731.
- Supportive Services decreased from \$6,000 to \$0.

As underwritten, the long-term Pro Forma exhibits a 15-year residual cash flow of \$84K after repayment of deferred developer fee in year 14.

Development Cost

The development site increased from 7.164 acres to 7.5 acres, which has increased the acquisition cost from \$247,311 to \$350,000 after accounting for additional extension fees incurred on the contract amendment.

The number of units increased from 39 units to 49 units, with NRA increasing by 9%, from 36,084 SF to 39,336 SF.

Building Cost increased by 18%, from \$3,828,461 to \$4,530,153.

Total Housing Development Cost has increased by 10%, from \$11,539,913 to \$12,668,437.

Sources of Funds

In order to cover the additional development costs, proposed capitalization has been increased 10%, by \$1,128,528.

The permanent lender was changed from Key Bank to Stellar Bank. Permanent debt was increased by \$642,000, but the interest rate decreased from 7.00% to 6.75%. The 15 year term and 35 year amortization remain unchanged.

Applicant changed equity providers from Raymond James to RBC. The primary LIHTC equity contribution remained the same.

Applicant added State Housing Credit equity of \$299,940 for an annual State Housing Tax Credit request of \$50K at a credit price of \$0.60.

Deferred developed Fee increased by \$186,588, from \$376,410 to \$562,998.

Recommendation

Underwriter recommends an annual allocation of \$50,000 in State Housing Tax Credits as requested by Applicant. Furthermore, the original annual allocation of \$1,258,361 in annual 9% Housing Tax Credits is still being recommended.

Underwriter:	<u>Georgia Simmons</u>
Manager of Real Estate Analysis:	<u>Gregg Kazak</u>
Director of Real Estate Analysis:	<u>Jeanna Adams</u>

UNIT MIX/RENT SCHEDULE									
The Lantern at Robstown, Robstown, 9% HTC #25177									

LOCATION DATA	
CITY:	Robstown
COUNTY:	Nueces
Area Median Income	\$82,700
PROGRAM REGION:	10
PROGRAM RENT YEAR:	2025

UNIT DISTRIBUTION						
# Beds	# Units	% Total	Assisted	MDL	SHTC	Match
Eff	-	0.0%	0	0	0	0
1	15	30.6%	0	0	0	0
2	34	69.4%	0	0	0	0
3	-	0.0%	0	0	0	0
4	-	0.0%	0	0	0	0
5	-	0.0%	0	0	0	0
TOTAL	49	100.0%	-	-	-	-

PRO FORMA ASSUMPTIONS	
Revenue Growth	2.00%
Expense Growth	3.00%
Basis Adjust	130%
Applicable Fraction	93.37%
APP % Acquisition	9.00%
APP % Construction	9.00%
Average Unit Size	803 sf

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	6	-	7	33	-	-	3	49
	% Total	0.0%	12.2%	0.0%	14.3%	67.3%	0.0%	0.0%	6.1%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																		
FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS	
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst
TC 30%	\$465	2	1	1	652	\$465	\$71	\$394	\$0	\$0.60	\$394	\$788	\$788	\$394	\$0.60	\$0	\$1,175	\$1,175
TC 50%	\$775	3	1	1	652	\$775	\$71	\$704	\$0	\$1.08	\$704	\$2,112	\$2,112	\$704	\$1.08	\$0	\$1,175	\$1,175
TC 60%	\$930	8	1	1	652	\$930	\$71	\$859	\$0	\$1.32	\$859	\$6,872	\$6,872	\$859	\$1.32	\$0	\$1,175	\$1,175
TC 60%	\$930	2	1	1	657	\$930	\$71	\$859	\$0	\$1.31	\$859	\$1,718	\$1,718	\$859	\$1.31	\$0	\$1,175	\$1,175
TC 30%	\$558	4	2	1	869	\$558	\$88	\$470	\$0	\$0.54	\$470	\$1,880	\$1,880	\$470	\$0.54	\$0	\$1,325	\$1,325
TC 50%	\$931	4	2	1	869	\$931	\$88	\$843	\$0	\$0.97	\$843	\$3,372	\$3,372	\$843	\$0.97	\$0	\$1,325	\$1,325
TC 60%	\$1,117	23	2	1	869	\$1,117	\$88	\$1,029	\$0	\$1.18	\$1,029	\$23,667	\$23,667	\$1,029	\$1.18	\$0	\$1,325	\$1,325
MR		3	2	1	869	\$0	\$88		NA	\$1.52	\$1,325	\$3,975	\$3,975	\$1,325	\$1.52	NA	\$1,325	\$1,325
TOTALS/AVERAGES:		49				39,336				\$0	\$1.13	\$906	\$44,384	\$44,384	\$906	\$1.13	\$0	\$1,279

ANNUAL POTENTIAL GROSS RENT:	\$532,608	\$532,608	
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*MFDL units float among Unit Types

STABILIZED PRO FORMA															
The Lantern at Robstown, Robstown, 9% HTC #25177															

	STABILIZED FIRST YEAR PRO FORMA														
	COMPARABLES			APPLICANT				PRIOR REPORT		TDHCA				VARIANCE	
	Database	Other		% EGI	Per SF	Per Unit	Amount	Applicant	TDHCA	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$1.13	\$906	\$532,608	\$398,508	\$398,508	\$532,608	\$906	\$1.13		0.0%	\$0
App Fees, NSF, Vending						\$24.59	\$14,460	9,360							
Total Secondary Income						\$24.59			9,360	\$14,460	\$24.59			0.0%	\$0
POTENTIAL GROSS INCOME							\$547,068	\$407,868	\$407,868	\$547,068				0.0%	\$0
Vacancy & Collection Loss						7.5% PGI	(41,030)	(30,590)	(30,590)	(41,030)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							\$506,038	\$377,278	\$377,278	\$506,038				0.0%	\$0

General & Administrative	\$27,891	\$569/Unit	\$25,932	\$529	4.67%	\$0.60	\$483	\$23,650	\$22,000	\$20,640	\$25,932	\$529	\$0.66	5.12%	-8.8%	(2,282)
Management	\$27,788	4.6% EGI	\$30,842	\$629	4.00%	\$0.51	\$413	\$20,241	\$15,091	\$18,864	\$25,302	\$516	\$0.64	5.00%	-20.0%	(5,061)
Payroll & Payroll Tax	\$70,666	\$1,442/Unit	\$87,318	\$1,782	20.65%	\$2.66	\$2,133	\$104,500	\$65,000	\$62,832	\$87,318	\$1,782	\$2.22	17.26%	19.7%	17,182
Repairs & Maintenance	\$46,173	\$942/Unit	\$57,584	\$1,175	9.35%	\$1.20	\$965	\$47,300	\$27,000	\$25,350	\$31,850	\$650	\$0.81	6.29%	48.5%	15,450
Electric/Gas	\$10,411	\$212/Unit	\$12,745	\$260	2.23%	\$0.29	\$231	\$11,308	\$8,500	\$10,144	\$12,745	\$260	\$0.32	2.52%	-11.3%	(1,437)
Water, Sewer, & Trash	\$46,371	\$946/Unit	\$36,433	\$744	4.56%	\$0.59	\$471	\$23,098	\$28,000	\$28,997	\$46,371	\$946	\$1.18	9.16%	-50.2%	(23,273)
Property Insurance	\$50,170	\$1.28 /sf	\$79,169	\$1,616	10.17%	\$1.31	\$1,050	\$51,459	\$39,000	\$39,931	\$50,170	\$1,024	\$1.28	9.91%	2.6%	1,289
Property Tax (@ 50%) 2.1280	\$26,336	\$537/Unit	\$15,757	\$322	4.29%	\$0.55	\$443	\$21,731	\$16,389	\$13,441	\$18,622	\$380	\$0.47	3.68%	16.7%	3,109
Reserve for Replacements					2.42%	\$0.31	\$250	\$12,250	\$9,750	\$9,750	\$12,250	\$250	\$0.31	2.42%	0.0%	-
Supportive Services					0.00%	\$0.00	\$0	\$0	\$6,000	\$6,000	\$0	\$0	\$0.00	0.00%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.36%	\$0.05	\$38	\$1,840	\$1,560	\$1,560	\$1,840	\$38	\$0.05	0.36%	0.0%	-
TOTAL EXPENSES					62.72%	\$8.07	\$6,477	\$317,377	\$238,290	\$237,510	\$312,400	\$6,376	\$7.94	61.73%	1.6%	\$ 4,977
NET OPERATING INCOME ("NOI")					37.28%	\$4.80	\$3,850	\$188,661	\$138,988	\$139,768	\$193,638	\$3,952	\$4.92	38.27%	-2.6%	\$ (4,977)

CONTROLLABLE EXPENSES	\$4,283/Unit		\$4,168/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

		DEBT / GRANT SOURCES															
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE									AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Prior Underwriting		Principal	Term	Amort	Rate	Pmt	Cumulative	
UW	App	Applicant	TDHCA						DCR	LTC							
DEBT (Must Pay)	Fee	1.30	1.27	148,543	6.75%	35	15	\$1,992,000	\$1,350,000	\$1,350,000	\$1,992,000	15	35	6.75%	\$148,543	1.27	15.7%
CASH FLOW DEBT / GRANTS																	
City of Robstown		1.30	1.27		0.00%	0	0	\$250	\$250	\$250	\$250	0	0	0.00%		1.27	0.0%
				\$148,543	TOTAL DEBT / GRANT SOURCES			\$1,992,250	\$1,350,250	\$1,350,250	\$1,992,250	TOTAL DEBT SERVICE			\$148,543	1.27	15.7%
NET CASH FLOW		\$45,095	\$40,118	APPLICANT NET OPERATING INCOME \$188,661 \$40,117 NET CASH FLOW													

EQUITY / DEFERRED FEES	EQUITY SOURCES												
	APPLICANT'S PROPOSED EQUITY STRUCTURE							AS UNDERWRITTEN EQUITY STRUCTURE					
	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Prior Underwriting		Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method
						Applicant	TDHCA						
RBC	LIHTC Equity	77.5%	\$1,258,361	\$0.78	\$9,813,253	\$9,813,253	\$9,813,253	\$9,813,253	\$0.78	\$1,258,361	77.5%	\$25,681	Applicant Request
RBC	SHTC Equity	2.4%	\$50,000	\$0.60	\$299,940	\$0		\$299,940	\$0.60	\$50,000	2.4%		
G2 Equity Inc.	Deferred Developer Fees	4.4%	(33% Deferred)		\$562,998	\$376,410	\$376,410	\$562,993	(33% Deferred)		4.4%	Total Developer Fee:	\$1,730,000
Additional (Excess) Funds Req'd		0.0%					\$0	\$0			0.0%		
TOTAL EQUITY SOURCES		84.3%			\$10,676,191	\$10,189,663	\$10,189,663	\$10,676,186			84.3%		
TOTAL CAPITALIZATION					\$12,668,441	\$11,539,913	\$11,539,913	\$12,668,436			15-Yr Cash Flow after Deferred Fee:		\$83,537

		DEVELOPMENT COST / ITEMIZED BASIS													
		APPLICANT COST / BASIS ITEMS							TDHCA COST / BASIS ITEMS					COST VARIANCE	
		Eligible Basis				Prior Underwriting					Eligible Basis				
		Acquisition	New Const. Rehab			Applicant	TDHCA				New Const. Rehab	Acquisition			%
Land Acquisition				\$7,143 / Unit		\$350,000	\$247,311	\$247,311	\$350,000	\$7,143 / Unit				0.0%	\$0
Building Acquisition		\$0		\$ / Unit		\$0	\$0	\$0	\$0	\$ / Unit			\$0	0.0%	\$0
Off-Sites			\$572,000	\$11,673 / Unit		\$572,000	\$572,000	\$572,000	\$572,000	\$11,673 / Unit		\$572,000		0.0%	\$0
Site Work			\$1,286,607	\$27,640 / Unit		\$1,354,360	\$1,442,529	\$1,442,529	\$1,354,360	\$27,640 / Unit		\$1,286,607		0.0%	\$0
Site Amenities			\$164,304	\$3,353 / Unit		\$164,304	\$175,000	\$175,000	\$164,304	\$3,353 / Unit		\$164,304		0.0%	\$0
Building Cost			\$4,530,153	\$115.17 /sf	\$92,452/Unit	\$4,530,153	\$3,828,461	\$4,410,250	\$5,088,876	\$103,855/Unit	\$129.37 /sf	\$4,530,153		-11.0%	(\$558,723)
Contingency			\$330,440	5.04%	5.00%	\$331,041	\$372,851	\$372,851	\$331,041	4.61%	5.04%	\$330,440		0.0%	\$0
Contractor Fees			\$963,690	14.00%	14.00%	\$973,261	\$894,718	\$894,718	\$973,261	12.96%	14.00%	\$963,690		0.0%	\$0
Soft Costs		\$0	\$1,190,779	\$25,274 / Unit		\$1,238,425	\$929,500	\$929,500	\$1,238,425	\$25,274 / Unit		\$1,190,779	\$0	0.0%	\$0
Financing		\$0	\$931,282	\$23,947 / Unit		\$1,173,393	\$1,176,651	\$1,176,651	\$1,173,393	\$23,947 / Unit		\$931,282	\$0	0.0%	\$0
Developer Fee		\$0	\$1,730,000	17.35%	17.24%	\$1,730,000	\$1,730,000	\$1,730,000	\$1,730,000	16.33%	17.35%	\$1,730,000	\$0	0.0%	\$0
Reserves				6 Months		\$233,000	\$170,892	\$170,892	\$233,000	6 Months				0.0%	\$0
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$11,699,255	\$258,540 / Unit		\$12,668,437	\$11,539,913	\$12,121,702	\$13,227,160	\$269,942 / Unit		\$11,699,255	\$0	-4.2%	(\$558,723)
Acquisition Cost		\$0				\$0	\$0								
Contingency			\$0			\$0	\$0								
Contractor's Fee			\$0			(\$1)	\$0								
Financing Cost			\$0												
Developer Fee		\$0	\$0			\$0	\$0								
Reserves					\$0	\$0									
ADJUSTED BASIS / COST		\$0	\$11,699,255	\$258,540/unit		\$12,668,436	\$11,539,913	\$12,121,702	\$13,227,160	\$269,942/unit		\$11,699,255	\$0	-4.2%	(\$558,724)

TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):	\$12,668,436	
---	--------------	--

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$11,699,255	\$0	\$11,699,255
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$11,699,255	\$0	\$11,699,255
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$15,209,032	\$0	\$15,209,032
Applicable Fraction	93.37%	93.37%	93%	93%
TOTAL QUALIFIED BASIS	\$0	\$14,201,050	\$0	\$14,201,050
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$1,278,095	\$0	\$1,278,095
CREDITS ON QUALIFIED BASIS	\$1,278,095		\$1,278,095	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price	Variance to Request	
	Annual Credits	Proceeds	\$0.7798		
Method			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,278,095	\$9,967,144	----	----	----
Needed to Fill Gap	\$1,330,554	\$10,376,246	----	----	----
Applicant Request	\$1,258,361	\$9,813,253	\$1,258,361	\$0	\$0

BUILDING COST ESTIMATE					
CATEGORY		FACTOR	UNITS/SF	PER SF	
Base Cost:	Six-Plex		39,336 SF	\$96.57	3,798,742
Adjustments					
Exterior Wall Finish		3.44%		3.32	\$130,677
Elderly		9.00%		8.69	341,887
9-Ft. Ceilings		3.43%		3.31	130,297
Roof Adjustment(s)				1.25	49,000
Subfloor				(0.23)	(9,047)
Floor Cover				3.75	147,510
Breezeways		\$54.35	6,612	9.14	359,357
Balconies		\$47.40	553	0.67	26,212
Plumbing Fixtures		\$1,460	0	0.00	0
Rough-ins		\$715	98	1.78	70,070
Built-In Appliances		\$2,200	49	2.74	107,800
Exterior Stairs		\$4,250	4	0.43	17,000
Heating/Cooling				4.11	161,671
Storage Space		\$54.35	0	0.00	0
Carports		\$21.40	0	0.00	0
Garages		\$27.00	0	0.00	0
Common/Support Area		\$134.65	1,986	6.80	267,419
Elevators		\$112,000	1	2.85	112,000
Other:				0.00	0
Fire Sprinklers		\$4.60	47,934	5.61	220,496
SUBTOTAL				150.78	5,931,091
Current Cost Multiplier		1.00		0.00	0
Local Multiplier		1.00		0.00	0
Reserved					0
TOTAL BUILDING COSTS				150.78	\$5,931,091
Plans, specs, survey, bldg permits		3.10%		(4.67)	(\$183,864)
Contractor's OH & Profit		11.10%		(16.74)	(658,351)
NET BUILDING COSTS			\$103,855/unit	\$129.37/sf	\$5,088,876

Long-Term Pro Forma

The Lantern at Robstown, Robstown, 9% HTC #25177

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$506,038	\$516,159	\$526,482	\$537,011	\$547,752	\$604,762	\$667,706	\$737,202	\$813,930	\$898,645	\$992,176
TOTAL EXPENSES	3.00%	\$317,377	\$326,696	\$336,290	\$346,168	\$356,339	\$411,885	\$476,152	\$550,517	\$636,573	\$736,165	\$851,433
NET OPERATING INCOME ("NOI")		\$188,661	\$189,463	\$190,192	\$190,843	\$191,413	\$192,877	\$191,554	\$186,685	\$177,358	\$162,479	\$140,743
EXPENSE/INCOME RATIO		62.7%	63.3%	63.9%	64.5%	65.1%	68.1%	71.3%	74.7%	78.2%	81.9%	85.8%
MUST -PAY DEBT SERVICE												
Stellar Bank		\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543
TOTAL DEBT SERVICE		\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543
DEBT COVERAGE RATIO		1.27	1.28	1.28	1.28	1.29	1.30	1.29	1.26	1.19	1.09	0.95
ANNUAL CASH FLOW		\$40,117	\$40,919	\$41,648	\$42,300	\$42,870	\$44,334	\$43,010	\$38,141	\$28,814	\$13,936	(\$7,800)
Deferred Developer Fee Balance		\$522,876	\$481,956	\$440,308	\$398,009	\$355,139	\$135,418	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$83,537	\$285,570	\$450,282	\$552,183	\$559,689

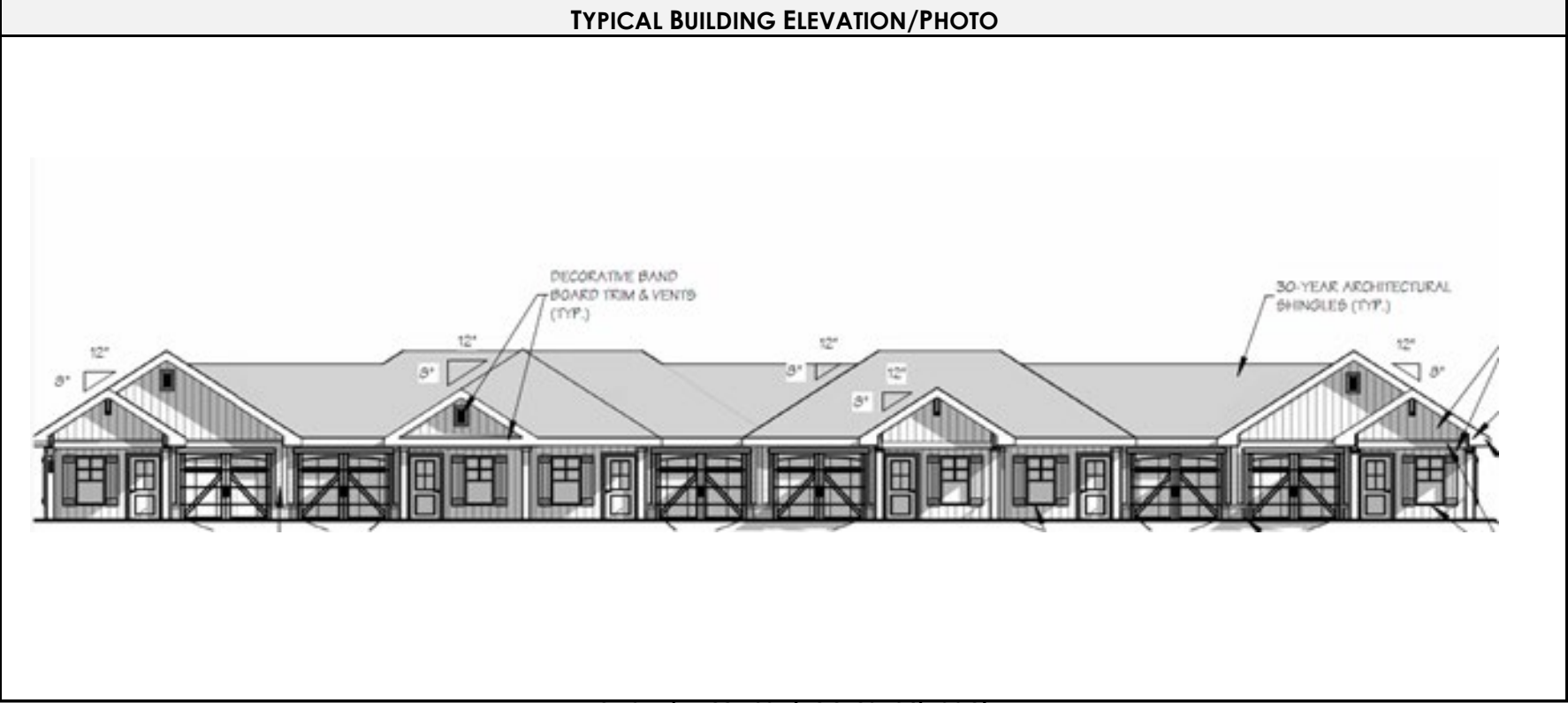
25177 The Lantern at Robstown - Application Summary

REAL ESTATE ANALYSIS DIVISION
July 9, 2025

PROPERTY IDENTIFICATION	
Application #	25177
Development	The Lantern at Robstown
City / County	Robstown / Nueces
Region/Area	10 / Rural
Population	Elderly Limitation
Set-Aside	General
Activity	New Construction

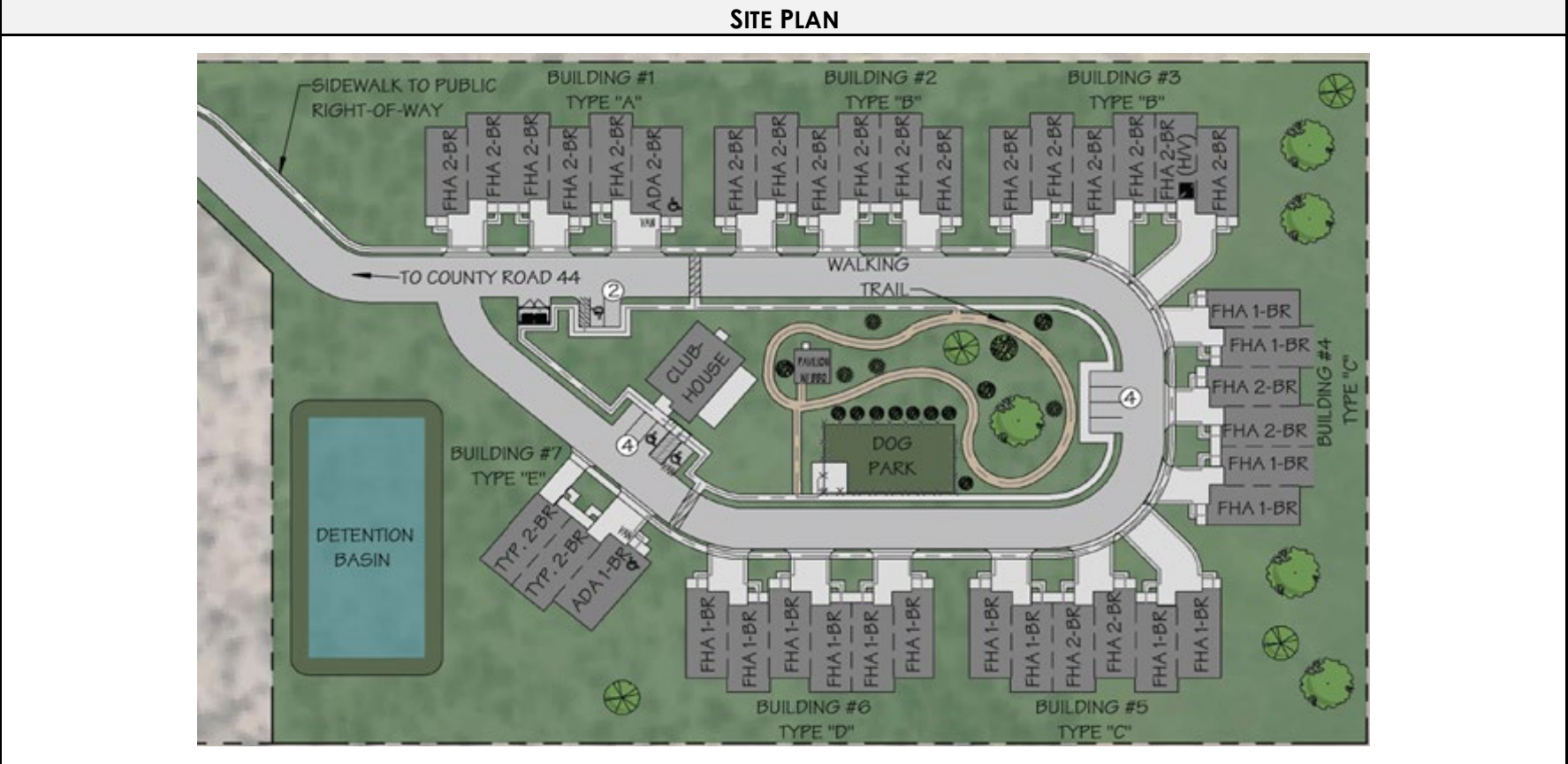
RECOMMENDATION					
TDHCA Program		Request	Recommended		
FHTC (9% Credit)		\$1,258,361	\$1,258,361	\$32,266/Unit	\$0.78

KEY PRINCIPALS / SPONSOR		
• G2 Equity Inc. Kanwarjit Ronnie Gyani-100% Owner		
Related Parties	Contractor - Yes	Seller - No



UNIT DISTRIBUTION			INCOME DISTRIBUTION		
# Beds	# Units	% Total	Income	# Units	% Total
Eff	-	0%	20%	-	0%
1	15	38%	30%	3	8%
2	24	62%	40%	-	0%
3	-	0%	50%	6	15%
4	-	0%	60%	30	77%
			70%	-	0%
			80%	-	0%
			MR	-	0%
TOTAL	39	100%	TOTAL	39	100%

PRO FORMA FEASIBILITY INDICATORS			
Pro Forma Underwritten		Applicant's Pro Forma	
Debt Coverage	✓ 1.34	Expense Ratio	⚠ 63.2%
Breakeven Occ.	✓ 83.8%	Breakeven Rent	\$770
Average Rent	\$852	B/E Rent Margin	✓ \$82
Property Taxes	\$420/unit	Exemption/PILOT	50%
Total Expense	\$6,110/unit	Controllable	\$3,859/unit



MARKET FEASIBILITY INDICATORS			
Gross Capture Rate (10% Maximum)			✓ 0.9%
Highest Unit Capture Rate	✓ 2%	1 BR/60%	12
Dominant Unit Cap. Rate	✓ 2%	2 BR/60%	18
Premiums (↑80% Rents)	N/A		
Rent Assisted Units	N/A		

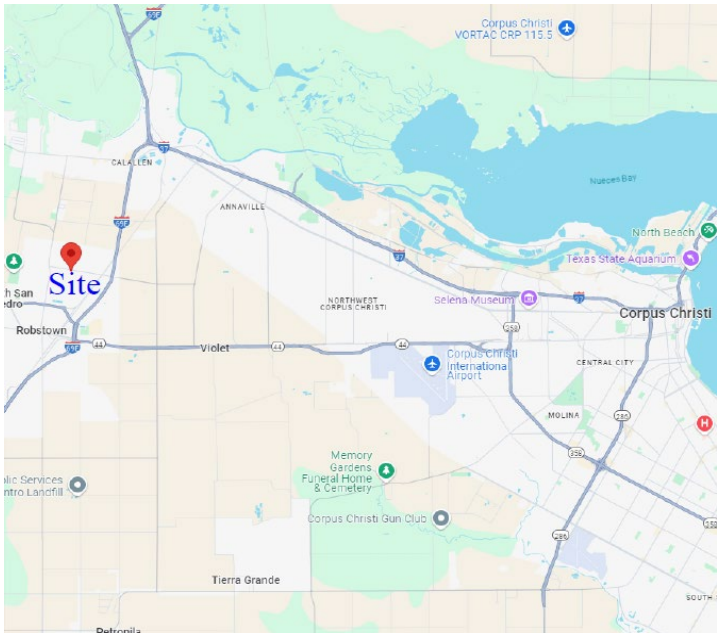
DEVELOPMENT COST SUMMARY			
Costs Underwritten		Applicant's Costs	
Avg. Unit Size	925 SF	Density	5.4/acre
Acquisition		\$06K/unit	\$247K
Building Cost	\$106.10/SF	\$98K/unit	\$3,828K
Hard Cost		\$164K/unit	\$6,391K
Total Cost		\$296K/unit	\$11,540K
Developer Fee	\$1,730K	(22% Deferred)	Paid Year: 11
Contractor Fee	\$895K	30% Boost	Yes

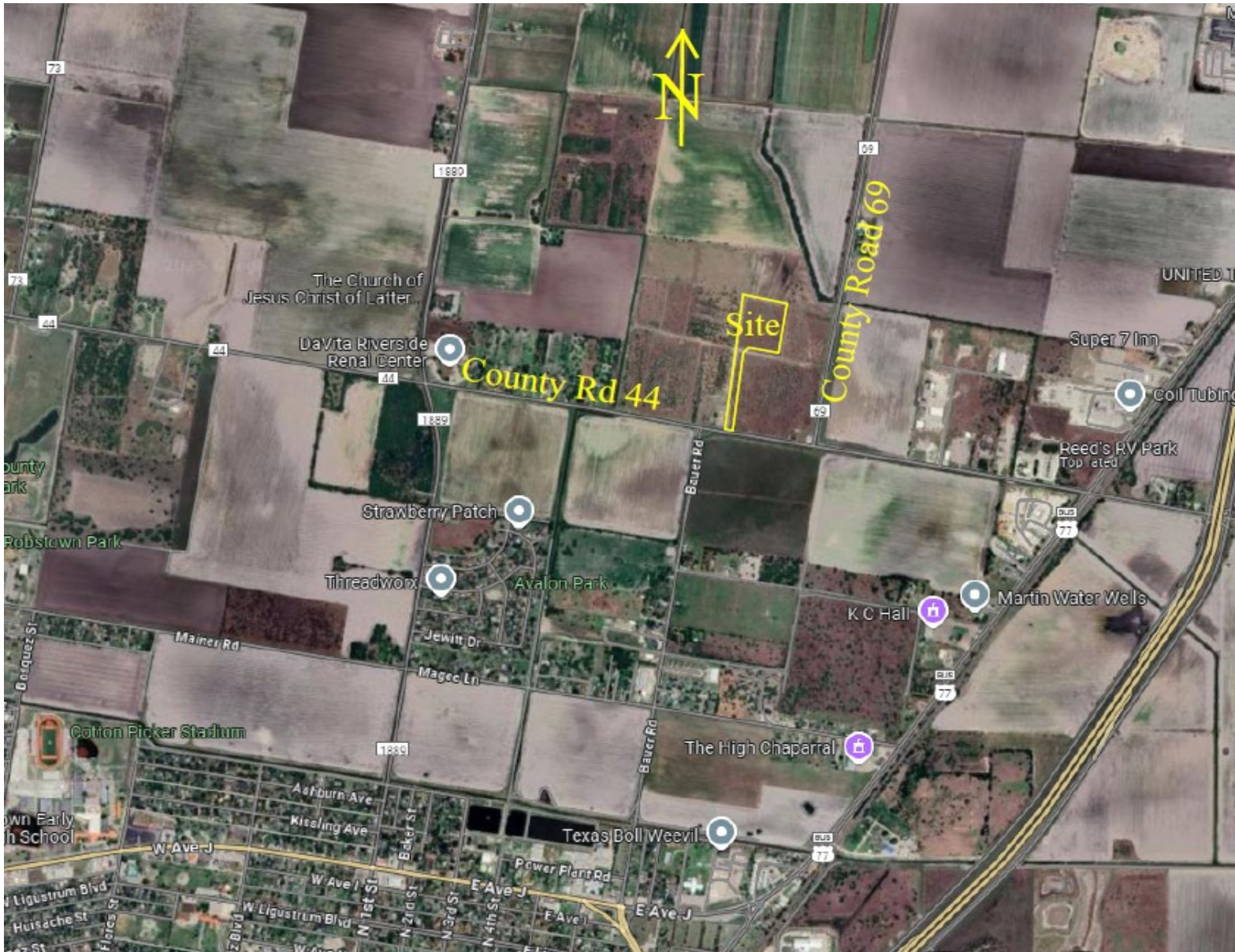
DEBT (Must Pay)					CASH FLOW DEBT / GRANT FUNDS					EQUITY / DEFERRED FEES		
Source	Term	Rate	Amount	DCR	Source	Term	Rate	Amount	DCR	Source	Amount	
KeyBank	15/35	7.00%	\$1,350,000	1.34	City of Robstown	0/0	0.00%	\$250	1.34	Raymond James	\$9,813,253	
											G2 Equity Inc.	\$376,410
TOTAL DEBT (Must Pay)			\$1,350,000		CASH FLOW DEBT / GRANTS			\$250		TOTAL EQUITY SOURCES		\$10,189,663
										TOTAL DEBT SOURCES		\$1,350,250
										TOTAL CAPITALIZATION		\$11,539,913

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

RISK PROFILE	
STRENGTHS/MITIGATING FACTORS	
▫	Low gross capture rate of 0.9%
▫	1.34 DCR
▫	New development and attractive design should enhance leasing
WEAKNESSES/RISKS	
▫	Construction Cost Risk
▫	High expense ratio
▫	Interest rate risk
AREA MAP	





**Real Estate Analysis Division****Underwriting Report**

July 9, 2025

DEVELOPMENT IDENTIFICATIONTDHCA Application #: **25177** Program(s): **9% HTC****The Lantern at Robstown**Address/Location: **NWC of CR 44 and CR 69**City: **Robstown** County: **Nueces** Zip: **78380**Population: **Elderly Limitation** Program Set-Aside: **General** Area: **Rural**Activity: **New Construction** Building Type: **Six-Plex** Region: **10**Low-Income: **40% at 60%**Analysis Purpose: **New Application - Initial Underwriting****ALLOCATION**

TDHCA Program	REQUEST				RECOMMENDATION						
	Amount	Int. Rate	Amort	Term	Amount	Int. Rate	Amort	Perm. Term	Perm Lien	Const. Term	Const Lien
FHTC (9% Credit)	\$1,258,361				\$1,258,361						

CONDITIONS

Should any terms of the proposed capital structure change or if there are material changes to the overall development plan or costs, the analysis must be re-evaluated and adjustment to the credit allocation and/or terms of other TDHCA funds may be warranted.

SET-ASIDES

TDHCA SET-ASIDES for HTC LURA		
Income Limit	Rent Limit	Number of Units
30% of AMI	30% of AMI	3
50% of AMI	50% of AMI	6
60% of AMI	60% of AMI	30

DEVELOPMENT SUMMARY

The development will be a 55+ LIHTC community, comprised of 15 one-bedroom units and 24 two-bedroom units, with incomes at 30%, 50%, and 60% AMIs. The developer will be partnering with Crossroads Housing Development Corporation as the CHDO in order to achieve a 50% property tax exemption. Property amenities include a dog park, walking trail and a stand-alone clubhouse.

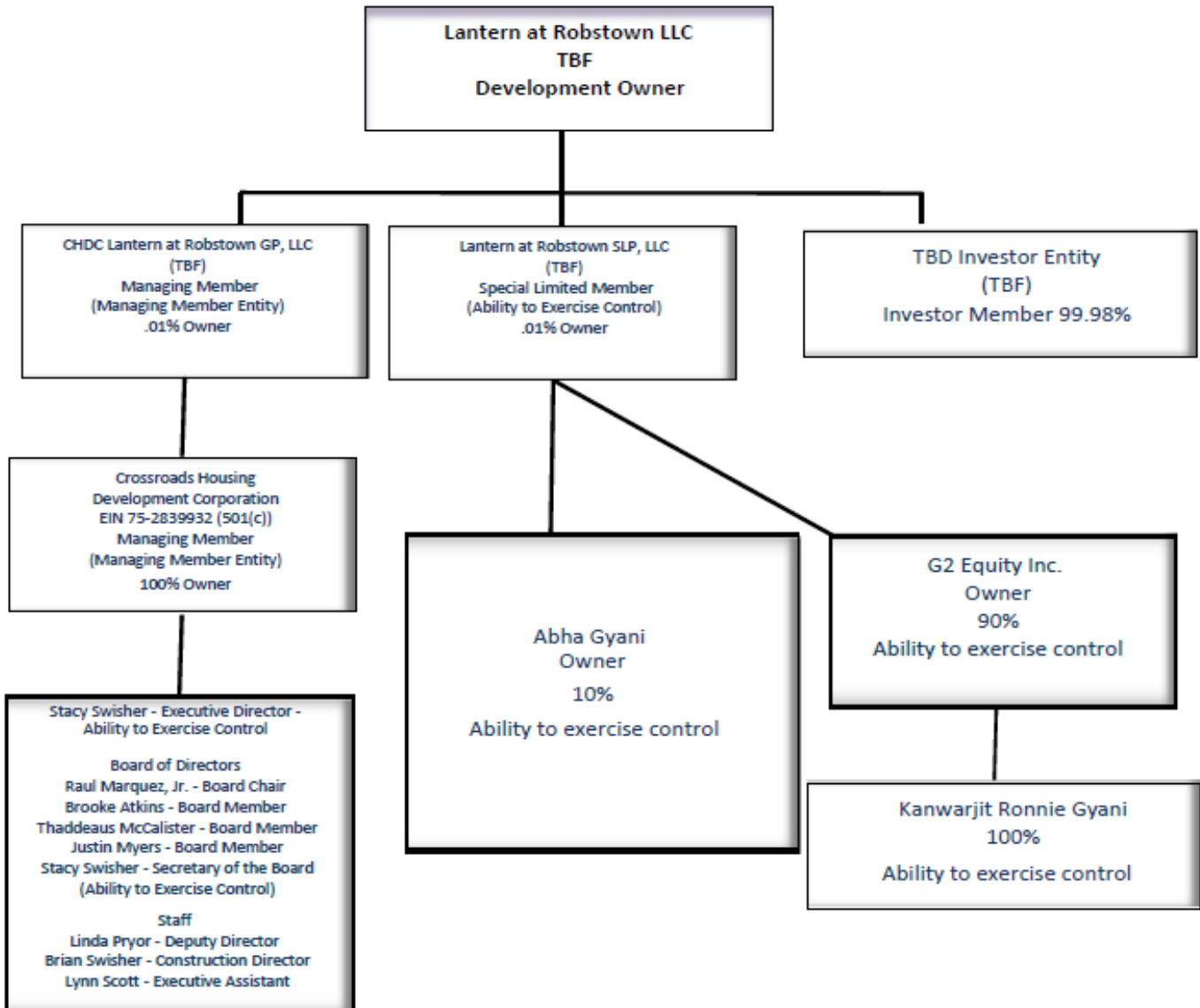
RISK PROFILE

STRENGTHS/MITIGATING FACTORS	
▫	Low gross capture rate of 0.9%
▫	1.34 DCR
▫	New development and attractive design should enhance leasing

WEAKNESSES/RISKS	
▫	Construction Cost Risk
▫	High expense ratio
▫	Interest rate risk

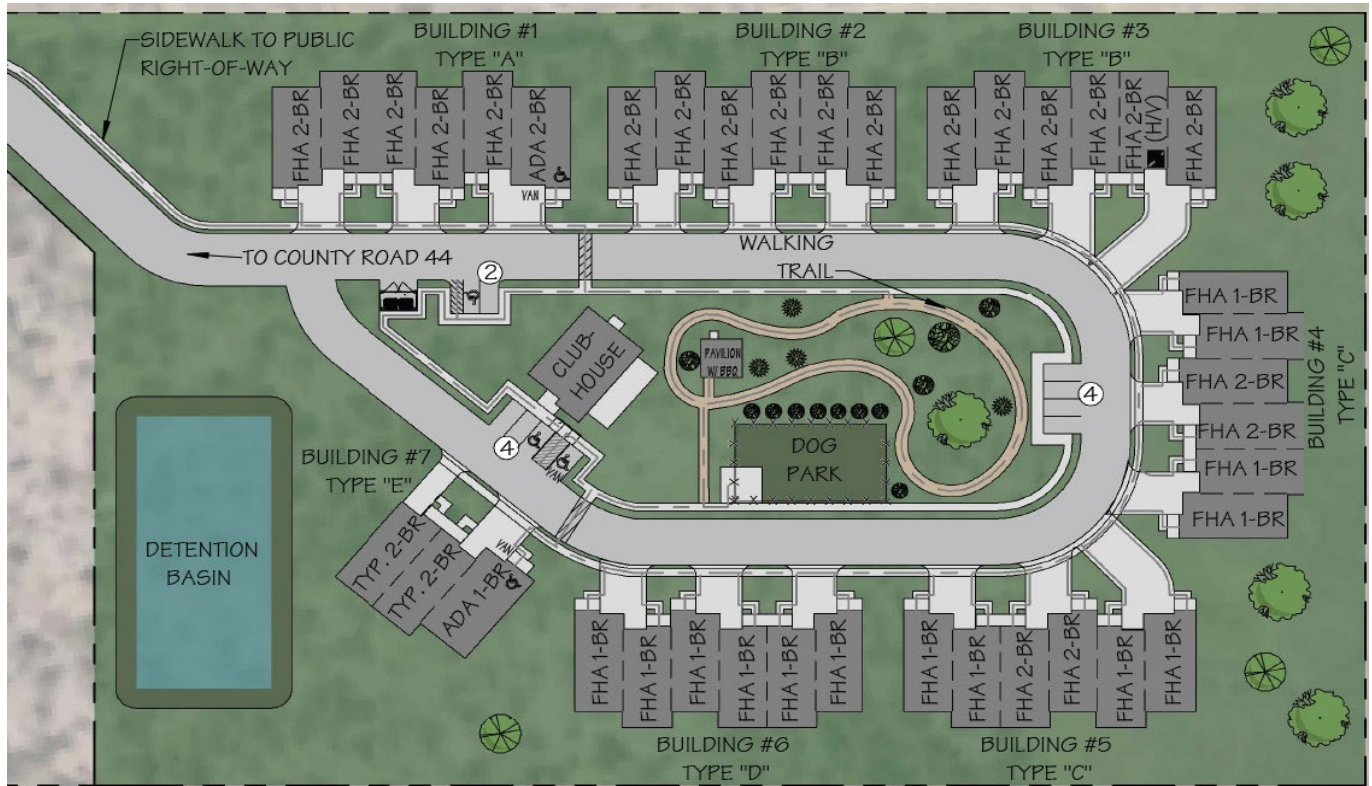
DEVELOPMENT TEAM

OWNERSHIP STRUCTURE

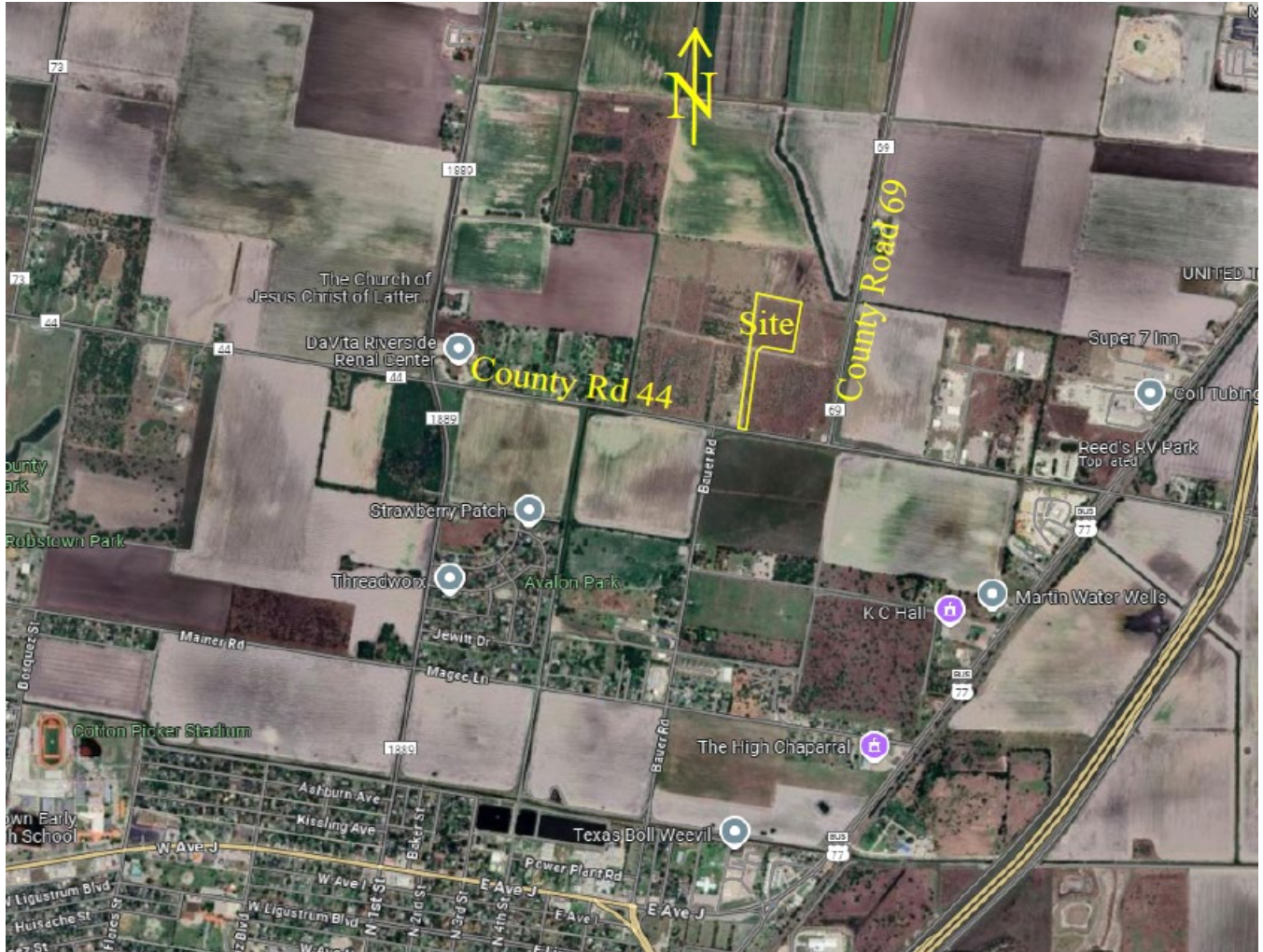


DEVELOPMENT SUMMARY

SITE PLAN



AERIAL

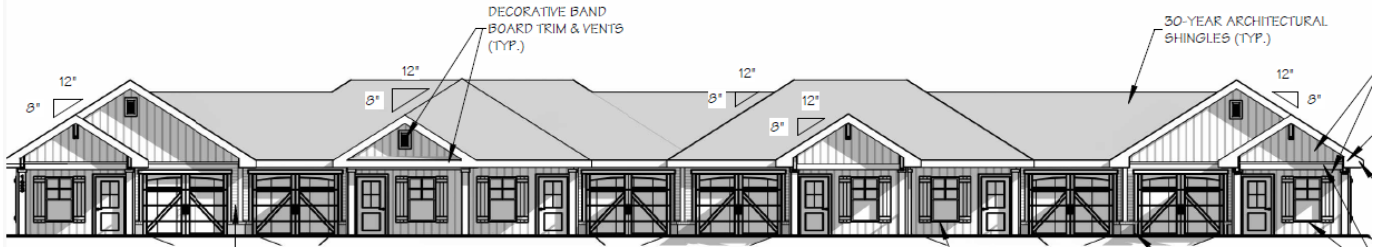


Parking	No Fee		Tenant-Paid		Total	
Open Surface	49	1.3/unit	0	--	49	1.3/unit
Carport	0	--	0	--	0	--
Garage	39	1.0/unit	0	--	39	1.0/unit
Total Parking	88	2.3/unit	0	--	88	2.3/unit

Comments:

Local parking requirement is 1 parking space per unit. The development is in compliance with the local code and will provide 49 surface parking spaces and 39 garage parking spaces for a total of 88 parking spaces (2.3/unit). All parking will be free of charge to the tenants.

BUILDING ELEVATION



BUILDING CONFIGURATION

Building Type	A	B	C	D	E									Total Buildings
Floors/Stories	1	1	1	1	1									
Number of Bldgs	1	2	2	1	1									7
Units per Bldg	6	6	6	6	3									
Total Units	6	12	12	6	3									39
Avg. Unit Size (SF)	925 sf		Total NRA (SF)		36,084		Common Area (SF)*		1,888					

*Common Area Square Footage as specified on Architect Certification

SITE CONTROL INFO

Site Acreage: Development Site: 7.164 acres Density: 5.4 units/acre

Site Control: 15.2 AL **Site Plan:** 7.2 AL **Appraisal:** n/a **ESA:** 15.2 AL

Feasibility Report Survey: 7.164 AL **Feasibility Report Engineer's Plan:** 164 acr **Existing LURA:** n/a

Control Type: Commercial Contract - Unimproved Property

Tract 1: 15.208 acres **Cost:** \$525,000 **Seller:** Fox Tree & Landscape Nursery

Development Site: 7.164 acres **Cost:** \$247,311 \$6,341 per unit

Seller: Fox Tree and Landscape Nursery

Buyer: G2 Equity, Inc., or Assigns

Related-Party Seller/Identity of Interest: No

Comments:

The PSA contract is currently with G2 Equity Inc., which is the Developer and a proposed owner of the LIHTC development. Upon successful award of 9% LIHTCs, G2 Equity Inc. will assign the PSA to Lantern at Robstown LLC, which is currently a to-be-formed entity.

Site control is for 15.208 acres, but the planned development site is 7.164 acres (that will be encumbered by the LURA). The pro-rata allocation of 47.11% (based on acreage) was applied to the total purchase price to calculate the cost of the development site.

The ESA was performed on the entire 15.208 acres under contract.

The ownership entity will have Crossroads Housing Development Corporation (a CHDO) as the GP, which should facilitate a 50% property tax exemption.

SITE INFORMATION

Flood Zone:	Zone X	Scattered Site?	No
Zoning:	R-1	Within 100-yr floodplain?	No
Re-Zoning Required?	Yes	Utilities at Site?	Yes
Year Constructed:	N/A	Title Issues?	No

Current Uses of Subject Site:

The property is currently used as agricultural land with a palm tree farm.

HIGHLIGHTS of ENVIRONMENTAL REPORTS

Provider: Aspen Environmental, Inc. Date: 2/14/2025

Recognized Environmental Conditions (RECs) and Other Concerns:

- No recognized environmental conditions (RECs) were identified at the subject property.

MARKET ANALYSIS

Provider: Novogradac Date: 3/17/2025

Primary Market Area (PMA): 201 sq. miles 8 mile equivalent radius

AFFORDABLE HOUSING INVENTORY						
Competitive Supply (Proposed, Under Construction, and Unstabilized)						
File #	Development	In PMA?	Type	Target Population	Comp Units	Total Units
22211	MillPond at Robstown	Y	New Const.	General	18	72
Other Affordable Developments in PMA since 2020						
	#N/A	#N/A	#N/A	N/A	#N/A	
Stabilized Affordable Developments in PMA						
						Total Units
						456
						Total Developments
						6
						Average Occupancy
						97.5%

Comments:

Market study indicates that the comparable properties reported vacancy rates ranging from zero to 14.5 percent, with an overall weighted average of 5.4 percent. Managers at three of the seven LIHTC properties reported being fully occupied. The average vacancy rate reported by the affordable comparables was 1.5 percent, well below the 8.7 percent weighted average reported by the market rate properties. Based on the performance of the comparables, market study expects the Subject will operate with vacancy and collection losses of approximately five percent over a typical investment period. (p.126)

The Subject will offer larger unit sizes, similar in-unit amenities, and slightly superior common area amenities relative to the LIHTC comparables. Given the Subject's overall comparison to the most similar properties in the area, maximum allowable rents reported at all of the comparables located in Robstown, Corpus Christi, and Kingsville and the rent level comparison between the LIHTC and market rate rents, market analyst believes the Subject would be able to achieve maximum allowable rents at the 30, 50, and 60 percent AMI levels, which are in line with the developer's proposed rents. (p.126)

OVERALL DEMAND ANALYSIS				
	Market Analyst			
	HTC	Assisted		
Total Households in the Primary Market Area	49,510			
Senior Households in the Primary Market Area				
Potential Demand from the Primary Market Area	3,951			
10% External Demand	395			
Potential Demand from Other Sources				
GROSS DEMAND	4,346			
Subject Affordable Units	39			
Unstabilized Competitive Units				
RELEVANT SUPPLY	39			
Relevant Supply ÷ Gross Demand = GROSS CAPTURE RATE				
	0.9%			

Population:	Elderly Limitation	Market Area:	Rural	Maximum Gross Capture Rate:	10%
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UNDERWRITING ANALYSIS of PMA DEMAND by AMGI BAND									
AMGI Band	Market Analyst								
	Demand	10% Ext	Subject Units	Comp Units	AMGI Band Capture Rate				
30% AMGI	742	74	3	0	0.4%				
50% AMGI	342	34	6	0	1.6%				
60% AMGI	2,867	287	30	0	1.0%				

UNDERWRITING ANALYSIS of PMA DEMAND by UNIT TYPE									
Unit Type	Market Analyst								
	Demand	10% Ext	Subject Units	Comp Units	Unit Capture Rate				
1 BR/30%	284	28	1	0	0.3%				
1 BR/50%	154	15	2	0	1.2%				
1 BR/60%	495	50	12	0	2.2%				
2 BR/30%	445	45	2	0	0.4%				
2 BR/50%	206	21	4	0	1.8%				
2 BR/60%	872	87	18	0	1.9%				

OPERATING PRO FORMA

SUMMARY- AS UNDERWRITTEN (Applicant's Pro Forma)

NOI:	\$138,988	Avg. Rent:	\$852	Expense Ratio:	63.2%
Debt Service:	\$103,495	B/E Rent:	\$770	Controllable Expenses:	\$3,859
Net Cash Flow:	\$35,493	UW Occupancy:	92.5%	Property Taxes/Unit:	\$420
Aggregate DCR:	1.34	B/E Occupancy:	83.8%	Program Rent Year:	2024

The ownership structure will have Crossroads Housing Development Corporation (a CHDO) as the GP in order to achieve a 50% property tax exemption.

Underwriter utilized local comps for G&A expenses, Payroll, Utility and WST expenses. Applicant's expenses were used in the analysis since there is less than 1% variance with Underwriter's expense assumptions

As underwritten, residual 15-year cash flow is \$183K after deferred developer fee is paid off in year 11.

DEVELOPMENT COST EVALUATION

SUMMARY- AS UNDERWRITTEN (Applicant's Costs)

Acquisition	\$34,521/ac	\$6,341/unit	\$247,311	Contractor Fee	\$894,718
Off-site + Site Work		\$56,142/unit	\$2,189,529	Soft Cost + Financing	\$2,106,151
Building Cost	\$106.10/sf	\$98,166/unit	\$3,828,461	Developer Fee	\$1,730,000
Contingency	6.20%	\$9,560/unit	\$372,851	Reserves	\$170,892

Total Development Cost	\$295,895/unit	\$11,539,913	Rehabilitation Cost	N/A
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Qualified for 30% Basis Boost?

Rural [9% only]

Acquisition:

The development site is 7.164 acres, which is 47.11% of the total 15.208 acre parcel being acquired. Applicant confirmed that they had inadvertently used the allocated percentage on a \$625,000 land purchase price instead of using the allocated percentage on the actual contract purchase price of \$525,000. Their originally presented land acquisition cost was \$294,417. This has been corrected to \$247,311. In any event, the correction has no effect on the credit allocation.

Building Cost:

Underwriter estimated building cost using Marshall and Swift's "Average Quality" Base Cost. This resulted in an estimate of \$113K/unit (\$122/sf) as compared to Applicant's budget of \$98K/unit (\$106/sf). The difference equates to a 13.2% variance. However, the respective estimates of Total Housing Development Cost vary by 4.8%, so Applicant's budget is being used in the analysis.

Credit Allocation Supported by Costs:

Total Development Cost	Adjusted Eligible Cost	Credit Allocation Supported by Eligible Basis
\$11,539,913	\$10,836,927	\$1,267,920

UNDERWRITTEN CAPITALIZATION

INTERIM SOURCES

Funding Source	Description	Amount	Rate	LTC
KeyBank	Construction Loan	\$8,200,000	8.00%	71%
Raymond James	FHTC	\$1,962,651	\$0.78	17%
City of Robstown	§11.9(d)(2)LPS Contribution	\$250	0.00%	0%
G2 Equity Inc.	Fee	\$1,377,012	0.00%	12%
		\$11,539,913	Total Sources	

PERMANENT SOURCES

Debt Source	PROPOSED				UNDERWRITTEN				
	Amount	Interest Rate	Amort	Term	Amount	Interest Rate	Amort	Term	LTC
KeyBank	\$1,350,000	7.00%	35	15	\$1,350,000	7.00%	35	15	12%
City of Robstown	\$250	0.00%	0	0	\$250	0.00%	0	0	0%
Total	\$1,350,250				\$1,350,250				

		PROPOSED			UNDERWRITTEN			
Equity & Deferred Fees		Amount	Rate	% Def	Amount	Rate	% TC	% Def
Raymond James		\$9,813,253	\$0.78		\$9,813,253	\$0.78	85%	
G2 Equity Inc.		\$376,410		22%	\$376,410		3%	22%
Total		\$10,189,663			\$10,189,663			
					\$11,539,913		Total Sources	

Credit Price Sensitivity based on current capital structure

\$0.810	Maximum Credit Price before the Development is oversourced and allocation is limited
\$0.765	Minimum Credit Price below which the Development would be characterized as infeasible

CONCLUSIONS

Gap Analysis:	
Total Development Cost	\$11,539,913
Permanent Sources (debt + non-HTC equity)	\$1,350,250
Gap in Permanent Financing	\$10,189,663

Possible Tax Credit Allocations:	Equity Proceeds	Annual Credits
Determined by Eligible Basis	\$9,887,802	\$1,267,920
Needed to Balance Sources & Uses	\$10,189,663	\$1,306,628
Requested by Applicant	\$9,813,253	\$1,258,361

	RECOMMENDATION	
	Equity Proceeds	Annual Credits
Tax Credit Allocation	\$9,813,253	\$1,258,361

Deferred Developer Fee	\$376,410	(22% deferred)
Repayable in	11 years	

Recommendation:

Underwriter recommends Applicant's request of \$1,258,361 in annual 9% Housing Tax Credits.

Underwriter:	<i>Georgia Simmons</i>
Manager of Real Estate Analysis:	<i>Gregg Kazak</i>
Director of Real Estate Analysis:	<i>Jeanna Adams</i>

UNIT MIX/RENT SCHEDULE

The Lantern at Robstown, Robstown, 9% HTC #25177

LOCATION DATA		UNIT DISTRIBUTION							PRO FORMA ASSUMPTIONS	
CITY:	Robstown	# Beds	# Units	% Total	Assisted	MDL	SHTC	Match	Revenue Growth	2.00%
COUNTY:	Nueces	Eff	-	0.0%	0	0	0	0	Expense Growth	3.00%
Area Median Income	\$0	1	15	38.5%	0	0	0	0	Basis Adjust	130%
PROGRAM REGION:	10	2	24	61.5%	0	0	0	0	Applicable Fraction	100.00%
PROGRAM RENT YEAR:	2024	3	-	0.0%	0	0	0	0	APP % Acquisition	9.00%
		4	-	0.0%	0	0	0	0	APP % Construction	9.00%
		5	-	0.0%	0	0	0	0	Average Unit Size	925 sf
		TOTAL	39	100.0%	-	-	-	-		

56%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average	# Units	-	3	-	6	30	-	-	-	39
Income	% Total	0.0%	7.7%	0.0%	15.4%	76.9%	0.0%	0.0%	0.0%	100.0%

UNIT MIX / MONTHLY RENT SCHEDULE																		
FEDERAL HTC		UNIT MIX				APPLICABLE PROGRAM RENT			APPLICANT'S PRO FORMA RENTS				TDHCA PRO FORMA RENTS				MARKET RENTS	
Type	Gross Rent	# Units	# Beds	# Baths	NRA	Gross Rent	Utility Allow	Max Net Program Rent	Delta to Max	Rent psf	Net Rent per Unit	Total Monthly Rent	Total Monthly Rent	Rent per Unit	Rent psf	Delta to Max	Underwritten	Mrkt Analyst
TC 30%	\$444	1	1	1	918	\$444	\$71	\$373	\$0	\$0.41	\$373	\$373	\$373	\$373	\$0.41	\$0	\$1,175	\$1,175
TC 50%	\$740	2	1	1	918	\$740	\$71	\$669	\$0	\$0.73	\$669	\$1,338	\$1,338	\$669	\$0.73	\$0	\$1,175	\$1,175
TC 60%	\$888	11	1	1	918	\$888	\$71	\$817	\$0	\$0.89	\$817	\$8,987	\$8,987	\$817	\$0.89	\$0	\$1,175	\$1,175
TC 60%	\$888	1	1	1	1,059	\$888	\$71	\$817	\$0	\$0.77	\$817	\$817	\$817	\$817	\$0.77	\$0	\$1,175	\$1,175
TC 30%	\$533	2	2	2	918	\$533	\$88	\$445	\$0	\$0.48	\$445	\$890	\$890	\$445	\$0.48	\$0	\$1,325	\$1,325
TC 50%	\$888	4	2	2	918	\$888	\$88	\$800	\$0	\$0.87	\$800	\$3,200	\$3,200	\$800	\$0.87	\$0	\$1,325	\$1,325
TC 60%	\$1,066	15	2	2	918	\$1,066	\$88	\$978	\$0	\$1.07	\$978	\$14,670	\$14,670	\$978	\$1.07	\$0	\$1,325	\$1,325
TC 60%	\$1,066	1	2	2	1,059	\$1,066	\$88	\$978	\$0	\$0.92	\$978	\$978	\$978	\$978	\$0.92	\$0	\$1,325	\$1,325
TC 60%	\$1,066	2	2	2	918	\$1,066	\$88	\$978	\$0	\$1.07	\$978	\$1,956	\$1,956	\$978	\$1.07	\$0	\$1,325	\$1,325
TOTALS/AVERAGES:		39			36,084				\$0	\$0.92	\$852	\$33,209	\$33,209	\$852	\$0.92	\$0	\$1,267	\$1,267

ANNUAL POTENTIAL GROSS RENT:	\$398,508	\$398,508	
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*MFDL units float among Unit Types

STABILIZED PRO FORMA
<i>The Lantern at Robstown, Robstown, 9% HTC #25177</i>

STABILIZED FIRST YEAR PRO FORMA													
COMPARABLES				APPLICANT				TDHCA				VARIANCE	
Database	Other			% EGI	Per SF	Per Unit	Amount	Amount	Per Unit	Per SF	% EGI	%	\$
POTENTIAL GROSS RENT					\$0.92	\$852	\$398,508	\$398,508	\$852	\$0.92		0.0%	\$0
App Fees, NSF, Vending						\$20.00	\$9,360						
Total Secondary Income						\$20.00		\$9,360	\$20.00			0.0%	\$0
POTENTIAL GROSS INCOME							\$407,868	\$407,868				0.0%	\$0
Vacancy & Collection Loss						7.5% PGI	(30,590)	(30,590)	7.5% PGI			0.0%	-
EFFECTIVE GROSS INCOME							\$377,278	\$377,278				0.0%	\$0

General & Administrative	\$23,862	\$612/Unit	\$20,640	\$529	5.83%	\$0.61	\$564	\$22,000	\$20,640	\$529	\$0.57	5.47%	6.6%	1,360
Management	\$23,771	4.6% EGI	\$24,547	\$629	4.00%	\$0.42	\$387	\$15,091	\$18,864	\$484	\$0.52	5.00%	-20.0%	(3,773)
Payroll & Payroll Tax	\$56,244	\$1,442/Unit	\$62,832	\$1,611	17.23%	\$1.80	\$1,667	\$65,000	\$62,832	\$1,611	\$1.74	16.65%	3.4%	2,168
Repairs & Maintenance	\$36,750	\$942/Unit	\$45,832	\$1,175	7.16%	\$0.75	\$692	\$27,000	\$25,350	\$650	\$0.70	6.72%	6.5%	1,650
Electric/Gas	\$8,888	\$228/Unit	\$10,144	\$260	2.25%	\$0.24	\$218	\$8,500	\$10,144	\$260	\$0.28	2.69%	-16.2%	(1,644)
Water, Sewer, & Trash	\$36,908	\$946/Unit	\$28,997	\$744	7.42%	\$0.78	\$718	\$28,000	\$28,997	\$744	\$0.80	7.69%	-3.4%	(997)
Property Insurance	\$39,931	\$1.11 /sf	\$53,687	\$1,377	10.34%	\$1.08	\$1,000	\$39,000	\$39,931	\$1,024	\$1.11	10.58%	-2.3%	(931)
Property Tax (@ 50%) 2.1280	\$22,483	\$576/Unit	\$15,373	\$394	4.34%	\$0.45	\$420	\$16,389	\$13,441	\$345	\$0.37	3.56%	21.9%	2,948
Reserve for Replacements					2.58%	\$0.27	\$250	\$9,750	\$9,750	\$250	\$0.27	2.58%	0.0%	-
Supportive Services					1.59%	\$0.17	\$154	\$6,000	\$6,000	\$154	\$0.17	1.59%	0.0%	-
TDHCA Compliance fees (\$40/HTC unit)					0.41%	\$0.04	\$40	\$1,560	\$1,560	\$40	\$0.04	0.41%	0.0%	-
TOTAL EXPENSES					63.16%	\$6.60	\$6,110	\$238,290	\$237,510	\$6,090	\$6.58	62.95%	0.3%	\$ 780
NET OPERATING INCOME ("NOI")					36.84%	\$3.85	\$3,564	\$138,988	\$139,768	\$3,584	\$3.87	37.05%	-0.6%	\$ (780)

CONTROLLABLE EXPENSES		\$3,859/Unit		\$3,794/Unit	
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CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

		DEBT / GRANT SOURCES													
		APPLICANT'S PROPOSED DEBT/GRANT STRUCTURE							AS UNDERWRITTEN DEBT/GRANT STRUCTURE						
		Cumulative DCR		Pmt	Rate	Amort	Term	Principal	Principal	Term	Amort	Rate	Pmt	Cumulative	
UW	App	DCR	LTC												
DEBT (Must Pay)	Fee	1.35	1.34	103,495	7.00%	35	15	\$1,350,000	\$1,350,000	15	35	7.00%	\$103,495	1.34	11.7%
CASH FLOW DEBT / GRANTS															
City of Robstown		1.35	1.34		0.00%	0	0	\$250	\$250	0	0	0.00%		1.34	0.0%
				\$103,495	TOTAL DEBT / GRANT SOURCES			\$1,350,250	\$1,350,250	TOTAL DEBT SERVICE			\$103,495	1.34	11.7%
NET CASH FLOW		\$36,273	\$35,493	APPLICANT NET OPERATING INCOME \$138,988 \$35,493 NET CASH FLOW											

	EQUITY SOURCES											
	APPLICANT'S PROPOSED EQUITY STRUCTURE					AS UNDERWRITTEN EQUITY STRUCTURE						
	DESCRIPTION	% Cost	Annual Credit	Credit Price	Amount	Amount	Credit Price	Annual Credit	% Cost	Annual Credits per Unit	Allocation Method	
EQUITY / DEFERRED FEES												
Raymond James	LIHTC Equity	85.0%	\$1,258,361	\$0.78	\$9,813,253	\$9,813,253	\$0.7798	\$1,258,361	85.0%	\$32,266	Applicant Request	
G2 Equity Inc.	Deferred Developer Fees	3.3%	(22% Deferred)		\$376,410	\$376,410	(22% Deferred)		3.3%	Total Developer Fee:	\$1,730,000	
Additional (Excess) Funds Req'd		0.0%				\$0			0.0%			
TOTAL EQUITY SOURCES		88.3%			\$10,189,663	\$10,189,663			88.3%			
TOTAL CAPITALIZATION					\$11,539,913	\$11,539,913			15-Yr Cash Flow after Deferred Fee:			\$183,357

		DEVELOPMENT COST / ITEMIZED BASIS												
		APPLICANT COST / BASIS ITEMS					TDHCA COST / BASIS ITEMS					COST VARIANCE		
		Eligible Basis		Total Costs			Total Costs			Eligible Basis			\$	
		Acquisition	New Const. Rehab							New Const. Rehab	Acquisition			
Land Acquisition		\$0		\$6,341 / Unit		\$247,311	\$247,311	\$6,341 / Unit				0.0%	\$0	
Building Acquisition				\$ / Unit		\$0	\$0	\$ / Unit			\$0	0.0%	\$0	
Off-Sites			\$572,000	\$14,667 / Unit		\$572,000	\$572,000	\$14,667 / Unit		\$572,000			0.0%	\$0
Site Work			\$1,322,986	\$36,988 / Unit		\$1,442,529	\$1,442,529	\$36,988 / Unit		\$1,322,986			0.0%	\$0
Site Amenities			\$175,000	\$4,487 / Unit		\$175,000	\$175,000	\$4,487 / Unit		\$175,000			0.0%	\$0
Building Cost			\$3,828,461	\$106.10 /sf	\$98,166/Unit	\$3,828,461	\$4,410,250	\$113,083/Unit	\$122.22 /sf	\$3,828,461			-13.2%	(\$581,789)
Contingency			\$372,851	6.32%	6.20%	\$372,851	\$372,851	5.65%	6.32%	\$372,851			0.0%	\$0
Contractor Fees			\$877,982	14.00%	14.00%	\$894,718	\$894,718	12.83%	14.00%	\$877,982		0.0%	\$0	
Soft Costs		\$0	\$921,000	\$23,833 / Unit		\$929,500	\$929,500	\$23,833 / Unit		\$921,000	\$0	0.0%	\$0	
Financing		\$0	\$1,036,647	\$30,171 / Unit		\$1,176,651	\$1,176,651	\$30,171 / Unit		\$1,036,647	\$0	0.0%	\$0	
Developer Fee		\$0	\$1,730,000	19.00%	18.75%	\$1,730,000	\$1,730,000	17.64%	19.00%	\$1,730,000	\$0	0.0%	\$0	
Reserves				6 Months		\$170,892	\$170,892	6 Months				0.0%	\$0	
TOTAL HOUSING DEVELOPMENT COST (UNADJUSTED BASIS)		\$0	\$10,836,927	\$295,895 / Unit		\$11,539,913	\$12,121,702	\$310,813 / Unit		\$10,836,927	\$0	-4.8%	(\$581,789)	
Acquisition Cost		\$0					\$0							
Contingency			\$0				\$0							
Contractor's Fee			\$0				\$0							
Financing Cost			\$0											
Developer Fee		\$0	\$0			\$0								
Reserves							\$0							
ADJUSTED BASIS / COST		\$0	\$10,836,927	\$295,895/unit		\$11,539,913	\$12,121,702	\$310,813/unit		\$10,836,927	\$0	-4.8%	(\$581,789)	
TOTAL HOUSING DEVELOPMENT COSTS (Applicant's Uses are within 5% of TDHCA Estimate):						\$11,539,913								

CAPITALIZATION / TOTAL DEVELOPMENT BUDGET / ITEMIZED BASIS

The Lantern at Robstown, Robstown, 9% HTC #25177

	CREDIT CALCULATION ON QUALIFIED BASIS			
	Applicant		TDHCA	
	Acquisition	Construction Rehabilitation	Acquisition	Construction
ADJUSTED BASIS	\$0	\$10,836,927	\$0	\$10,836,927
Deduction of Federal Grants	\$0	\$0	\$0	\$0
TOTAL ELIGIBLE BASIS	\$0	\$10,836,927	\$0	\$10,836,927
High Cost Area Adjustment		130%		130%
TOTAL ADJUSTED BASIS	\$0	\$14,088,005	\$0	\$14,088,005
Applicable Fraction	100.00%	100.00%	100%	100%
TOTAL QUALIFIED BASIS	\$0	\$14,088,005	\$0	\$14,088,005
Applicable Percentage	9.00%	9.00%	9.00%	9.00%
ANNUAL CREDIT ON BASIS	\$0	\$1,267,920	\$0	\$1,267,920
CREDITS ON QUALIFIED BASIS	\$1,267,920		\$1,267,920	

	ANNUAL CREDIT CALCULATION BASED ON APPLICANT BASIS		FINAL ANNUAL LIHTC ALLOCATION		
			Credit Price	Variance to Request	
	Annual Credits	Proceeds	\$0.7798		
Method			Credit Allocation	Credits	Proceeds
Eligible Basis	\$1,267,920	\$9,887,802	----	----	----
Needed to Fill Gap	\$1,306,628	\$10,189,663	----	----	----
Applicant Request	\$1,258,361	\$9,813,253	\$1,258,361	\$0	\$0

BUILDING COST ESTIMATE				
CATEGORY	FACTOR	UNITS/SF	PER SF	
Base Cost:	Six-Plex	36,084 SF	\$97.10	3,503,584
Adjustments				
Exterior Wall Finish	0.84%		0.82	\$29,482
Elderly	9.00%		8.74	315,323
9-Ft. Ceilings	3.11%		3.01	108,793
Roof Adjustment(s)			6.52	235,268
Subfloor			(4.33)	(156,244)
Floor Cover			3.75	135,315
Breezeways	\$0.00	0	0.00	0
Balconies	\$47.40	609	0.80	28,867
Plumbing Fixtures	\$1,460	0	0.00	0
Rough-ins	\$715	78	1.55	55,770
Built-In Appliances	\$2,200	39	2.38	85,800
Exterior Stairs	\$4,250	0	0.00	0
Heating/Cooling			4.11	148,305
Storage Space	\$0.00	0	0.00	0
Carports	\$21.40	0	0.00	0
Garages	\$27.00	10,676	7.99	288,248
Common/Support Area	\$141.52	1,339	5.25	189,495
Elevators		0	0.00	0
Other:			0.00	0
Fire Sprinklers	\$4.60	37,423	4.77	172,146
SUBTOTAL			142.45	5,140,152
Current Cost Multiplier	1.00		0.00	0
Local Multiplier	1.00		0.00	0
Reserved				0
TOTAL BUILDING COSTS			142.45	\$5,140,152
Plans, specs, survey, bldg permits	3.10%		(4.42)	(\$159,345)
Contractor's OH & Profit	11.10%		(15.81)	(570,557)
NET BUILDING COSTS		\$113,083/unit	\$122.22/sf	\$4,410,250

Long-Term Pro Forma

The Lantern at Robstown, Robstown, 9% HTC #25177

	Growth Rate	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30	Year 35
EFFECTIVE GROSS INCOME	2.00%	\$377,278	\$384,823	\$392,520	\$400,370	\$408,378	\$450,882	\$497,810	\$549,623	\$606,828	\$669,987	\$739,720
TOTAL EXPENSES	3.00%	\$238,290	\$245,288	\$252,493	\$259,910	\$267,548	\$309,259	\$357,521	\$413,366	\$477,991	\$552,783	\$639,347
NET OPERATING INCOME ("NOI")		\$138,988	\$139,536	\$140,027	\$140,460	\$140,830	\$141,623	\$140,289	\$136,257	\$128,837	\$117,204	\$100,372
EXPENSE/INCOME RATIO		63.2%	63.7%	64.3%	64.9%	65.5%	68.6%	71.8%	75.2%	78.8%	82.5%	86.4%
MUST -PAY DEBT SERVICE												
KeyBank		\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495
TOTAL DEBT SERVICE		\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495	\$103,495
DEBT COVERAGE RATIO		1.34	1.35	1.35	1.36	1.36	1.37	1.36	1.32	1.24	1.13	0.97
ANNUAL CASH FLOW		\$35,493	\$36,041	\$36,533	\$36,965	\$37,335	\$38,128	\$36,795	\$32,762	\$25,342	\$13,710	(\$3,122)
Deferred Developer Fee Balance		\$340,917	\$304,876	\$268,344	\$231,378	\$194,043	\$4,240	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW		\$0	\$0	\$0	\$0	\$0	\$0	\$183,357	\$356,441	\$499,502	\$593,185	\$613,537

From: [Michael Beard](#)
To: [Ben Sheppard](#)
Cc: ronnie@qyanicap.com; [Lora Myrick](#)
Subject: RE: 25177 Lantern at Robstown - regarding the reason for the amendment
Date: Wednesday, October 29, 2025 4:04:47 PM

Ben,

If you look at the original application submission, the design was single-story walk up and the units were much larger and even had garages. In addition to tariffs pushing up material costs, the fact that the original design required additional roofing materials, concrete, and paving is what really drove us to having to value engineer the design by making it more compact, with only one roof and one building foundation. As you can see, the redesign still ended up costing us more per sf on building costs at \$115.17/sf compared to \$106.10/sf at application, which shows the impact of tariffs and inflation. Please note the figures provided at original application are rough estimates, as we don't have enough time to get full bids and we don't have permit ready plans that early in the process.

Even after making all of these design adjustments and reducing the unit sizes it still ended up costing more per sf based on our latest discussions with the GC. By far the biggest benefit of this amendment is because we lowered the unit sizes and updated the design to a single building, we were able to add more units to get to a similar overall GC cost (\$7.2MM at original application vs. \$7.9MM at amendment). We were able to add 10 units by only increasing the NRA by 3,252 sf. and increasing the GC contract by ~\$700k. This allowed us to generate more NOI for a relatively small cost increase.

As per the flooding concerns, it was never a concern of the buildings flooding. The County Commissioner specifically had concerns with CR 44 flooding after heavy rains. Once the County Commissioner expressed his concerns, our engineer took some time to speak with Randy Mata, the City's Director of Drainage and Streets about this to get more clarity. Mr. Mata stated that the problem may be related to when the NCDD drainage channel (located across from CR44) runs full, it may overflow into the street after heavy rains. This is the reason we have proposed to relocate the entrance off of CR 69 instead to minimize the risk of residents not being able to enter/exit the property if CR 44 floods.

I hope this helps provide some clarity on the need for the changes, which ultimately are resulting in more affordable units to TDHCA without sacrificing any previously promised scoring items. Please feel free to reach out if you have any additional questions or would like to discuss this further.

Thank you,

Michael Beard, CPA
Senior Development Consultant
Housing Lab by BETCO
812 San Antonio Suite L-20
Austin, TX 78701
Cell: (512) 993 - 7665

The Lantern at Robstown

TDHCA # 25177

Tab 0

Material Amendment Request





October 24, 2025

Via Email

Jessica Perez, Asset Manager (Region 10) – jessica.perez@tdhca.texas.gov

Texas Department of Housing and Community Affairs
221 E 11th Street
Austin, Texas 78701

Re: Material Amendment;
TDHCA Application #25177 – The Lantern at Robstown, Robstown, Texas;

On behalf of Lantern at Robstown, LP (the “Partnership”), we are writing to notify the Texas Department Housing and Community Affairs (the “Department”) of a material amendment request for the Partnership. We are requesting the following changes to the Partnership’s 2025 9% LIHTC application:

- Updated the site plan relocating the entrance away from flooding concerns and changing from a single-story garden-style design to a three-story single-building design;
- Updated the unit mix to 34 2-BR and 15-1BR, to allow for higher gross potential rents at the development. **This redesign resulted in an increase in affordable units from 39 to 46**, with an addition of 3 market rate units as well;
- The units were also redesigned to remove parking garages and increase total surface parking spaces to 81;
- Reduced the site size from 15 acres to 7.5 acres in an effort to cut costs on land, sitework, and infrastructure. This results in an increase in density of 135%, from 2.6 units per acre to 6.13 units per acre.
- Increase in the total NRA from 36,084 SF to 39,336 SF, an increase of 9.01%;
- Increase in total common area from 1,888 SF to 9,151 SF; an increase of 384.69%;
- Updates to the financial exhibits (Tabs 24 – 31, and 35) to account for the application of State Housing Tax Credits (“SHTC”) and changes in costs, interest rates, program rent limits, and expenses.

The reason for the material amendment is the result of value engineering to offset price increases caused by tariffs and to accommodate for flooding concerns that were raised by the County Commissioner regarding the original site entrance (both of which occurred post application submission), as well as required submission updates needed to the pending SHTC application. Included in our request are copies of the updated architectural package (Tab 22), Tabs 23, 23a-c, and updated financial Tabs 24, 26, 27, 28, 29, 30, 31, and 35 LOIs. Additionally, we have included the updated PSA (site control) amendment and title commitment accounting for the closing extension and revised location of land under contract. A copy of the updated survey and Phase I ESA have been provided as well reflecting the new site boundary location. Changes in operating expenses reflected on Tab 26 reflect a reconciliation to feedback received from insurance providers for the area, removal of supportive services since there is no contract or agreement required by the City of Robstown, inclusion of elevator maintenance costs triggered from the redesign, as well as additional due diligence in market conditions performed by the Partnership since original application submission.



If you have any questions or would like to discuss these items further, please do not hesitate to contact me directly at (512) 785-3710 or via email at lora@betcohousinglab.com any time.

Sincerely,

Lora Myrick, Principal
BETCO Consulting, LLC

CC: Michael Beard, Rosalio Banuelos, Ronnie Gyani, Josh Goldberger

The Lantern at Robstown

TDHCA # 25177

Tab 1

SHTC Cover Page





2025 State Housing Tax Credit Request Form

Please fill out all applicable fields. When complete, submit the Excel and PDF version of this workbook using Serv-U to the same location as the original Application by **8/31/2025**. Requesters should familiarize themselves with all requirements of Subchapter F of the 2025 Qualified Allocation Plan (QAP) related to State Housing Tax Credits. **A Material amendment fee will be required** in accordance with §11.901(10)

Please submit any questions to Joshua Goldberger, Competitive Housing Tax Credit Manager, at Joshua.Goldberger@tdhca.texas.gov.

App #:	25177				
Development Name:	The Lantern at Robstown				
Site Address:	NWC of CR 44 and CR 69				
City:	Robstown	County:	Nueces	Zip:	78380
Urban/Rural:	Rural	Region:	10		

The Lantern at Robstown

TDHCA # 25177

Tab 2

9% Application Information



Original Application and Contact Information

Original Application Information

Original Application Number 25177 Year 2025 Development Name The Lantern at Robstown At-Risk USDA MFDL Mark "X" to select all that apply to the Original Application.

Target Population

Elderly

Development Site Information

NWC of CR 44 and CR 69 Address City Robstown Mark "X" to select the rural/urban designation associated with the Original Application.
Region 10 ZIP Code 78380 County Nueces Urban Rural X

Housing Tax Credit Request Information

\$ 500,000 State Housing Tax Credit Request Amount* Number of New 30% Units Proposed 2 \$ 1,258,361 9% Housing Tax Credit Request Amount
* Please enter the FULL request amount over the entire credit period, not the yearly allocation.

Requester Contact Information

Ronnie Gyani Name Office Phone 917-698-8742
ronnie@gyanicap.com Email Address Mobile Phone 917-698-8742

Mailing Address:

3751 Far West Blvd., #3709
Street Austin TX ZIP Code 78731
City State

Consultant Contact Information (if applicable)

Lora Myrick Name Office Phone 512-785-3710
lora@betcohousinglab.com Email Address Mobile Phone 512-785-3710

Mailing Address:

812 San Antonio St., Ste. L-20
Street Austin TX ZIP Code 78701
City State

The Lantern at Robstown

TDHCA # 25177

Tab 3

SHTC Certifications





2025 State Housing Tax Credit Request | Certifications

The Requester certifies to the following (Requester must INITIAL each that applies):

KAG

There has been no change to the Applicant Eligibility or Original Owner Certification since the Original Application was submitted.

There have been no changes from the Original Application that would require additional disclosure or mitigation, or render the proposed Development Site Ineligible. Any change must be addressed under the requirements of §10.405 (relating to Amendments and Extensions).

There has been no change to Site Control, other than extensions or purchase by the Requester, since the Original Application was submitted. If the nature of Site Control has changed, the Requester must submit the appropriate documentation as described in §11.204(9) of the 2025 QAP.

There has been no change to the zoning status of the Development since the Original Application. If the zoning status of the Development has changed, the Requester must include all requirements of §11.204(10) of the 2025 QAP.

By signing in the yellow box below, the Requester certifies the information provided on and in connection with this Form is true and correct to the best of their knowledge.

Requester Printed Name

Kanwarjit Ronnie Gyani

Requester Signature

Sworn to and subscribed before me on the

26th day of

AUGUST

2025

by

Kanwarjit Ronnie Gyani

(Personalized Seal)



Notary Public Signature

Notary Public, State of

County of

My Commission Expires:

Date

SHTC Certification MEMO:

The Development Owner did not initial three of the certifications because the zoning, site plan, and site control boundaries have all changed since the LIHTC application submission. Site Control was amended to move the 15 acres away from flooding areas, and the site plan has been modified to accommodate the new boundaries and to reduce costs through value engineering in an effort to mitigate cost increases caused by tariffs and to reflect updated unit mixes. Support documentation for these changes is included in this material amendment request submission package.

The Lantern at Robstown

TDHCA # 25177

Tab 4a

SHTC Financing Requirements Instructions





2025 State Housing Tax Credit Request Form | Financing Requirements Instructions

Pursuant to 10 TAC §11.1004, the State Housing Tax Credit Request must include updated exhibits and supporting information required under §11.204(7) of this chapter (relating to Required Documentation for Application Submission), along with an updated Development Cost Schedule. The Financing Narrative should describe the updated financial structure of the Tax Credit Request since the Original Application was submitted. Applicants should utilize 2025 rents in their updated exhibits; any resulting changes to operating expenses must include an explanation and rationale for the changes. Requests must include a term sheet from a syndicator that includes: (i) an estimate of the amount of equity dollars expected to be raised for the Development; (ii) the amount of State Housing Tax Credits requested for allocation to the Development Owner; and (iii) the credit price offered. The equity investor must include a term sheet consistent with the requirements of §11.1003. State Housing Tax Credit Requests that include Rehabilitation or Adaptive Reuse activities must include a letter from the Original Application Scope and Cost Review provider certifying that the scope of the project has not changed from the Original Application.

The Lantern at Robstown

TDHCA # 25177

Tab 4b

Syndication Letter





October 22, 2025

Gyani Capital
99 Ninth Avenue
New York, NY 10011
Attn: Mr. Ronnie Gyani

**Re: *The Lantern at Robstown
Robstown, TX***

Dear Ronnie:

Thank you for the opportunity to work together on this proposal for The Lantern at Robstown in Robstown, TX (the “Project”). RBC Community Investments (“RBC”) has reviewed your application, including the proposed rents and expenses used in preparing the operating budget, and expects to have investor interest to purchase a 99.98% Limited Partner interest in the Project. We have completed a preliminary underwriting of the Project to provide an estimate of the equity we would be able to invest.

1. **Project Assumptions.** The Project will consist of the new construction of 49 apartment units for rent to Seniors 55+. Within the Project, all units will be occupied by tenants in compliance with the low-income housing tax credit (LIHTC) requirements of Section 42 of the Internal Revenue Code. Total development costs are expected to be approximately \$13 million. In addition to partner equity, there is expected to be a \$1,992,000 first mortgage and \$562,998 in deferred developer fee.
2. **LIHTC.** The Project is expected to receive an allocation of LIHTC in the annual amount of \$1,258,361. The total LIHTC anticipated to be delivered to the Limited Partner is \$12,581,093. The Project is also expected to receive an allocation of State LIHTC of \$500,000.
3. **Purchase Price.** Based on our preliminary review of the Project and recent investor pricing indications for similar projects, we expect to be able to offer equity of approximately \$10,113,193 (\$9,813,253 in Federal LIHTC equity and \$299,940 in State LIHTC equity) to purchase the Limited Partner interest in the Project. This capital contribution is based on the Project receiving the tax credit described above and represents approximately \$0.78 price per LIHTC dollar and \$.60 price per State LIHTC dollar. Please note that the anticipated pay-in schedule is based on the reserves being funded in accordance with the Agency’s requirements.

Our anticipated pay-in schedule appears below:

Equity Contribution	Percent	Total Equity
Initial Closing, During Construction	19.00%	\$ 1,962,651
Final CO	61.00%	\$ 6,127,903
FCC, QO, PLC	15.00%	\$ 1,516,979
Stabilization / 8609s	5.00%	\$ 505,660
Total	100%	\$ 10,113,193

4. **Fees and Compensation.** The following fees will be paid by the Partnership for services rendered in organizing, developing and managing the Partnership and the Project.

- (a) **Developer Fee.** The Developer will earn a developer fee of \$1,550,000. Any deferred portion of the developer fee shall accrue interest at 8% per annum commencing as of the date of RBC’s final capital contribution. Payment of the deferred fee will be subordinate to all other Partnership debt as well as operating expense and reserve requirements.

- (b) Incentive Management Fee. An incentive management fee will be payable to the General Partner on an annual basis in an amount equal to 90% of net cash flow.
- (c) Property Management Fee. The property management fee will not exceed 10% of effective gross income. The management agent and the terms of the property management agreement are subject to the prior approval of RBC. If the management agent is an affiliate of any Guarantor, its fee will be subordinated to payment of operating costs and required debt service and reserve payments. The Management agent is subject to a due diligence review.
- (d) Asset Management Fee. The Partnership will pay RBC Manager an annual asset management fee of \$7,500 which will increase by 3% annually. The asset management fee will be paid quarterly commencing with the first anniversary of the closing date and is to be paid from available cash flow.

5. **Due Diligence, Opinions and Projections.**

- (a) Due Diligence. The General Partner will provide RBC with all due diligence items set forth on its due diligence checklist, including but not limited to, financial statements for the Guarantors, schedule of real estate owned and contingent liabilities, plans and specifications, a current appraisal, a current (less than 6 months old) market study, a current (less than 6 months old) Phase I environmental report, rent and expense data from comparable properties, site/market visit and title and survey. The General Partner agrees to reasonably cooperate with RBC (including signing such consents as may be necessary) in obtaining background reports on the Developer, Guarantors and other Project entities as determined by RBC.
- (b) Legal Opinions. The General Partner's counsel will deliver to RBC a local law opinion satisfactory to RBC. RBC's counsel will prepare a tax opinion and the General Partner agrees to cooperate to provide all necessary documentation requested by RBC's counsel.
- (c) Diligence Reimbursement. The Partnership will reimburse RBC toward the costs of \$75,000 incurred by RBC in conducting its due diligence review and for the costs and expenses of RBC's counsel in connection with the preparation of the tax opinion. RBC may deduct this amount from its first capital contribution.
- (d) Projections. The projections to be attached to the Project Entity Agreement and that support the Tax Opinion will be prepared by RBC based on projections provided by the General Partner. RBC's projections will include development sources and uses, calculation of eligible basis, operating and construction period cash flow analysis, 15-year operating projection, 35-year debt analysis and 15-year capital account analysis.

Please keep in mind that this assessment is preliminary and does not represent a commitment on the part of RBC. Any actual commitment on the part of RBC will require further due diligence review and the approval of RBC's investment committee. We look forward to working with you on this project. Please let me know if we can be of any further assistance.

Very truly yours,



By: _____
Name: Chris Tully
Title: Managing Director

The Lantern at Robstown

TDHCA # 25177

Tab 4c (24)

Rent Schedule



Rent Schedule

Unit types must be entered from smallest to largest based on “# of Bedrooms” and “Unit Size”, then within the same “# of Bedrooms” and “Unit Size” from lowest to highest “Rent Collected/Unit”. You are not required to distinguish the HC or AV Units from other Units that are the same size/floor plan.

Self Score Total: **132**

If MFDL only or MFDL is the only permanent financing, there cannot be ANY market rate Units. If HTC and scattered site, there cannot be ANY market rate Units. New Construction, Reconstruction or Adaptive Reuse Developments (excluding Elderly Developments and Supportive Housing Developments), there cannot be more than 35% efficiency and/or one-Bedroom Units. For Historic Developments, this requirement will not apply to any units constructed within a Historic structure. For any New Construction or Reconstruction undertaken as part of a Historic Application, those newly constructed or reconstructed Units must meet this standard. The Units that are part of the Historic Structure will not be included in the total when determining if the Application meets this Requirement.

Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

All market rate and employee occupied units should be selected in column A. The number of MFDL Match units should be entered in column G. For rehabs, enter in Column E any existing tax credit restrictions or TDHCA bond regulatory restrictions that are in place for these units.

Rent Designations (select from Drop down menu)																				
Federal HTC Units	MFDL HOME Units	MFDL NHTF Units	State HTC Units	Existing Restrictions	Other/ Subsidy Units	MFDL Match Units	# of Units	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent					
							(A)			(B)	(A) x (B)			(E)	(A) x (E)					
TC 30%							2	1	1.0	652	1,304	465	71	394	788					
TC 50%							3	1	1.0	652	1,956	775	71	704	2,112					
TC 60%							8	1	1.0	652	5,216	930	71	859	6,872					
											0				-					
TC 60%							2	1	1.0	657	1,314	930	71	859	1,718					
											0				-					
TC 30%							4	2	1.0	869	3,476	558	88	470	1,880					
TC 50%							4	2	1.0	869	3,476	931	88	843	3,372					
TC 60%							23	2	1.0	869	19,987	1,117	88	1,029	23,667					
											0				-					
											0				-					
MR							3	2	1.0	869	2,607			1,385	4,155					
											0				-					
											0				-					
TOTAL							49				39,336				44,564					
Non Rental Income							\$24.59	per unit/month f	App Fees, NSF, Vending						1,205					
Non Rental Income							0.00	per unit/month f												
Non Rental Income							0.00	per unit/month f												
+ TOTAL NONRENTAL INCOME							\$24.59	per unit/month							1,205					
= POTENTIAL GROSS MONTHLY INCOME															45,769					
- Provision for Vacancy & Collection Loss										% of Potential Gross Income: 7.50%					(3,433)					
- Rental Concessions <i>(enter as a negative number)</i>										Enter as a negative value										
= EFFECTIVE GROSS MONTHLY INCOME															42,336					
x 12 = EFFECTIVE GROSS ANNUAL INCOME															508,035					

TC 1205%

If a revised form is submitted, date of submission:

Rent Schedule (Continued)

		% of LI	% of Total	
FEDERAL HOUSING TAX CREDITS	TC20%			0
	TC30%	13%	12%	6
	TC40%			0
	TC50%	15%	14%	7
	TC60%	72%	67%	33
	TC70%			0
	TC80%			0
	HTC LI Total			46
	EO			0
	MR	7%	6%	3
	MR Total		6%	3
	Total Units			49
	HTF30%			0
DIRECT LOAN (NHTF)	NHTF LI Total			0
	HTF Total			0

State Housing Tax Credits	TC20%			0
	TC30%			0
	TC40%			0
	TC50%			0
	TC60%			0
	TC70%			0
	TC80%			0
	Total SHTC			0

BEDROOMS	0		0%	0
	1		31%	15
	2		69%	34
	3		0%	0
	4		0%	0
	5		0%	0

EFFICIENCY AND ONE-BEDROOMS	
30.61%	Of Total Units

NOTE: If this percentage exceeds 35.00%, the application is ineligible. Refer to 11.101(b)(1)(A)(vii) for exceptions.

DIRECT LOAN (HOME, TCAP RF, and/or NSP1 PI)	30%			0
	40%			0
	LH/50%			0
	HH/60%			0
	HH/80%			0
	Direct Loan LI Total			0
				0
	Total			0
OTHER	Total OT Units			0

Match Units	0
-------------	---

ACQUISITION + HARD		DO NOT USE THIS CALCULATION TO SCORE POINTS UNDER 11.9(e)(2). At the end of the Development Cost Schedule, you will have the ability to adjust your eligible costs to qualify. Points will be entered there.
Cost Per Sq. Ft	#####	
HARD		
Cost Per Sq. Ft	#####	
BUILDING		
Cost Per Sq. Ft	#####	

The Lantern at Robstown

TDHCA # 25177

Tab 4d
Average Income Calc
NA



The Lantern at Robstown

TDHCA # 25177

Tab 4e (26)

Annual Operating Expenses



ANNUAL OPERATING EXPENSES				
General & Administrative Expenses				
Accounting	\$	12,000		
Advertising	\$	1,000		
Legal fees	\$	1,500		
Leased equipment	\$			
Postage & office supplies	\$	2,000		
Telephone	\$	2,500		
Other		Software	\$	3,000
Other		Dues and Subscriptions	\$	1,650
Total General & Administrative Expenses:			\$	23,650
Management Fee:		Percent of Effective Gross Income:	4.00%	\$ 20,321
Payroll, Payroll Tax & Employee Benefits				
Management	\$	45,000		
Maintenance	\$	45,000		
Other		FICA/FUTA	\$	14,500
Other		describe	\$	
Total Payroll, Payroll Tax & Employee Benefits:			\$	104,500
Repairs & Maintenance				
Elevator	\$	10,000		
Exterminating	\$	3,500		
Grounds	\$	15,000		
Make-ready	\$	6,000		
Repairs	\$	12,800		
Pool	\$			
Other		describe	\$	
Other		describe	\$	
Total Repairs & Maintenance:			\$	47,300
Utilities (Enter Only Property Paid Expense)				
Electric		SOURCE USED FOR ESTIMATE	\$	11,308
Natural gas			\$	
Trash		SOURCE USED FOR ESTIMATE	\$	6,000
Water/Sewer		SOURCE USED FOR ESTIMATE	\$	17,098
Other		describe	\$	
Other		describe	\$	
Total Utilities:			\$	34,406
Annual Property Insurance:		Rate per net rentable square foot:	\$ 1.31	\$ 51,459
Property Taxes:				
Published Capitalization Rate:		10.50%	Source:	uecescad.net/notice-of-capitalizati
Annual Property Taxes	\$	21,731		
Payments in Lieu of Taxes	\$			
Percentage of Property Tax Abatement Assumed		50.00%		
Reason for Property Tax Abatement		CHDO		Financial Feasibility
Total Property Taxes:			\$	21,731
Reserve for Replacements:		Annual reserves per unit:	\$ 250	\$ 12,250
Other Expenses				
Cable TV	\$			
Security	\$			
Supportive Services (Staffing/Contracted Services)	\$			
TDHCA Compliance fees (\$40/HTC unit)	\$	1,840		
TDHCA Direct Loan Compliance Fees (\$34/MDL unit)	\$			
TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - \$25/unit)	\$			
Bond Trustee Fees (ALL Tax-Exempt Bond Developments; entry or explanation required)	\$			Enter explanation here
Local Issuer Ongoing Compliance Fees (entry or explanation required)	\$			Enter explanation here
Other		describe	\$	Enter explanation here
Other		describe	\$	Enter explanation here
Total Other Expenses:			\$	1,840
TOTAL ANNUAL EXPENSES		Expense per unit:	\$ 6479	\$ 317,457
		Expense to Income Ratio:	62.49%	
NET OPERATING INCOME (before debt service)				\$ 190,578
Annual Debt Service				
		Perm Loan	\$	148,543
			\$	Enter explanation here
			\$	Enter explanation here
			\$	Enter explanation here
			\$	Enter explanation here
TOTAL ANNUAL DEBT SERVICE				\$ 148,543
		Debt Coverage Ratio:	1.283	
NET CASH FLOW				\$ 42,034

If a revised form is submitted, date of submission: _____

The Lantern at Robstown

TDHCA # 25177

Tab 4f (27)

Pro Forma



15 Year Rental Housing Operating Pro Forma (All Programs)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
INCOME	\$534,768	\$545,463	\$556,373	\$567,500	\$578,850	\$639,097	\$705,615
Secondary Income	\$ 14,459	\$ 14,748	\$ 15,043	\$ 15,344	\$ 15,651	\$ 17,280	\$ 19,078
POTENTIAL GROSS ANNUAL INCOME	\$549,227	\$560,211	\$571,416	\$582,844	\$594,501	\$656,377	\$724,693
Provision for Vacancy & Collection Loss	(\$41,192)	(\$42,016)	(\$42,856)	(\$43,713)	(\$44,588)	(\$49,228)	(\$54,352)
Rental Concessions	\$0						
HOME-ARP COCA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EFFECTIVE GROSS ANNUAL INCOME	\$508,035	\$518,196	\$528,560	\$539,131	\$549,913	\$607,149	\$670,341
EXPENSES							
General & Administrative Expenses	\$23,650	\$24,360	\$25,090	\$25,843	\$26,618	\$30,858	\$35,773
Management Fee	\$ 20,321	\$ 20,728	\$ 21,142	\$ 21,565	\$ 21,997	\$ 24,286	\$ 26,814
Payroll, Payroll Tax & Employee Benefits	\$ 104,500	\$ 107,635	\$ 110,864	\$ 114,190	\$ 117,616	\$ 136,349	\$ 158,066
Repairs & Maintenance	\$ 47,300	\$ 48,719	\$ 50,181	\$ 51,686	\$ 53,237	\$ 61,716	\$ 71,545
Electric & Gas Utilities	\$ 11,308	\$ 11,647	\$ 11,997	\$ 12,357	\$ 12,727	\$ 14,754	\$ 17,104
Water, Sewer & Trash Utilities	\$ 23,098	\$ 23,791	\$ 24,505	\$ 25,240	\$ 25,997	\$ 30,138	\$ 34,938
Annual Property Insurance Premiums	\$ 51,459	\$ 53,003	\$ 54,593	\$ 56,231	\$ 57,918	\$ 67,142	\$ 77,836
Property Tax	\$ 21,731	\$ 22,383	\$ 23,054	\$ 23,746	\$ 24,458	\$ 28,354	\$ 32,870
Reserve for Replacements	\$ 12,250	\$ 12,618	\$ 12,996	\$ 13,386	\$ 13,787	\$ 15,983	\$ 18,529
Other Expenses	\$ 1,840	\$ 1,895	\$ 1,952	\$ 2,011	\$ 2,071	\$ 2,401	\$ 2,783
TOTAL ANNUAL EXPENSES	\$317,457	\$326,778	\$336,374	\$346,254	\$356,426	\$411,981	\$476,259
NET OPERATING INCOME	\$190,578	\$191,418	\$192,186	\$192,877	\$193,488	\$195,168	\$194,083
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543	\$148,543
Second Deed of Trust Annual Loan Payment							
Third Deed of Trust Annual Loan Payment							
Other Annual Required Payment							
Other Annual Required Payment							
ANNUAL NET CASH FLOW	\$42,034	\$42,874	\$43,642	\$44,334	\$44,944	\$46,624	\$45,539
CUMULATIVE NET CASH FLOW	\$42,034	\$84,908	\$128,551	\$172,884	\$217,828	\$446,750	\$677,159
Debt Coverage Ratio	1.2830	1.2886	1.2938	1.2985	1.3026	1.3139	1.3066
Other (Describe)							
Other (Describe)							

If a revised form is submitted, date of submission:

The Lantern at Robstown

TDHCA # 25177

Tab 4g (28)

Off-Site Cost



Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

Column A: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

Columns B and C: In determining actual construction cost, two different methods may be used:

The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; **OR**

The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:

If based on labor and materials, add Column B and Column C together to arrive at total construction costs.

If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

****This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.****

A.	B.	C.	D.
Activity	Labor or Unit Price	Materials or # of Units	Total Construction Costs
New Sanitary Sewer Lateral Main from Proposed Site to Existing Sanitary Lift Station West of Bauer Road	\$ 300.00	1100	\$ 330,000.00
Upgrades to Existing Sanitary Lift Station and Wastewater Line Improvements	\$ 101,700.00	1	\$ 101,700
Tie-in to 12-in Water Transmission @ CR44; Restore CR44 Asphalt Pavemt	\$ 580.00	85	\$ 49,300
Extend 24-in RCP Storm Line from Site to NCDD2 Drainage Ditch; In-Flow Structure at Drainage Ditch	\$ 1,400.00	65	\$ 91,000
Total			\$ 572,000

Firm's TBPE&LS No. F-1415



Signature of Registered Engineer
responsible for Budget Justification

Ricardo Martinez, PE

Printed Name

27-Feb-25

Date

If a revised form is submitted, date of submission:

Seal



The Lantern at Robstown

TDHCA # 25177

Tab 4h (29)

Site Work Cost



3:51 PM

10/23/2025

3:51 PM

10/23/2025

3:51 PM

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The Lantern at Robstown

TDHCA # 25177

Tab 4i (30)

Development Cost Schedule



Development Cost Schedule

Self Score Total: 132

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the Total Cost column. Direct Loan Applicants should review costs ineligible for reimbursement with Direct Loan funds in 10 TAC §13.3(e), while all HTC Applicants must complete the Eligible Basis columns and the Requested Credit calculation below:

ACQUISITION

Site acquisition cost
Existing building acquisition cost
Closing costs & acq. legal fees
Other (specify) - see footnote 1
Other (specify) - see footnote 1
Subtotal Acquisition Cost

TOTAL DEVELOPMENT SUMMARY		
Total Cost	Eligible Basis (If Applicable)	
	Acquisition	New/Rehab.
350,000		
18,500		
\$368,500	\$0	\$0

Scratch Paper/Notes

OFF-SITES²

Off-site concrete
Storm drains & devices
Water & fire hydrants
Off-site utilities
Sewer lateral(s)
Off-site paving
Off-site electrical
Lift Station upgrades
Other (specify) - see footnote 1
Subtotal Off-Sites Cost

91,000		91000
49,300		49300
330,000		330,000
101,700		101700
\$572,000	\$0	\$572,000

encumbering entire site in LURA

ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!! SEE 10 TAC §11.204(7)(E)(ii).

SITE WORK³

Demolition
Asbestos Abatement (Demolition Only)
Detention
Rough grading
Fine grading
On-site concrete
On-site electrical
On-site paving
On-site utilities
Decorative masonry
Bumper stops, striping & signs
Erosion Control and Perimeter Fencing
Subtotal Site Work Cost

42,772		40,633
80,884		76,840
22,721		21,585
431,037		431,037
716,512		716,512
60,434		0
\$1,354,360	\$0	\$1,286,607

SITE AMENITIES

Landscaping
Pool and decking
Athletic court(s), playground(s)
Fencing
Walking Trail/Dog Park
Subtotal Site Amenities Cost

93,888		93,888
70,416		70,416
\$164,304	\$0	\$164,304

BUILDING COSTS*:

Concrete
Masonry
Metals
Woods and Plastics
Thermal and Moisture Protection
Roof Covering
Doors and Windows
Finishes
Specialties
Equipment
Furnishings

422,920		422,920
74,661		74,661
71,551		71,551
1,056,546		1,056,546
215,162		215,162
219,269		219,269
270,233		270,233
690,576		690,576
86,269		86,269
167,965		167,965
166,939		166,939

Special Construction			
Conveying Systems (Elevators)	168,505		168,505
Mechanical (HVAC; Plumbing)	428,588		428,588
Electrical	428,690		428,690
Individually itemize costs below:			
Detached Community Facilities/Building			
Carports and/or Garages			
Lead-Based Paint Abatement			
Asbestos Abatement (Rehabilitation Only)			
Structured Parking			
Commercial Space Costs			
Cameras/Project Signage	62,279		62,279
Subtotal Building Costs	\$4,530,154	\$0	\$4,530,154
Before 11.9(e)(2)			
Voluntary Eligible Building Costs (After 11.9(e)(2))*	\$115.17 psf	\$4,530,154	
Enter amount to be used to achieve desired score.			needs to be \$150.68 or less

If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible building cost should be entered in line items E33:E74. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E77:E78 that produces the target cost per square foot in D77:D78. Enter Requested Score for §11.9e)(2) at the bottom of the schedule in D202.

TOTAL BUILDING COSTS & SITE WORK		\$6,048,818	\$0	\$5,981,065	
(including site amenities)					
Contingency	5.00%	\$331,041	\$0	330,440	5.04%
TOTAL HARD COSTS		\$6,951,858	\$0	\$6,883,505	
OTHER CONSTRUCTION COSTS		%THC			%EHC
General requirements (<6%)	6.00%	417,112	0	413,010	6.00%
Field supervision (within GR limit)					
Contractor overhead (<2%)	2.00%	139,037	0	137,670	2.00%
G & A Field (within overhead limit)					
Contractor profit (<6%)	6.00%	417,112	0	413,010	6.00%
TOTAL CONTRACTOR FEES		\$973,260	\$0	\$963,691	
TOTAL CONSTRUCTION CONTRACT		\$7,925,119	\$0	\$7,847,196	
Before 11.9(e)(2)					
Voluntary Eligible "Hard Costs" (After 11.9(e)(2))*		\$0.00 psf			
Enter amount to be used to achieve desired score.					

If NOT seeking to score points under §11.9(e)(2), E96:E97 should remain BLANK. True eligible cost should be entered in line items E83 and E87:E91. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E96:E97 that produces the target cost per square foot in D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.

SOFT COSTS³				
Architectural - Design fees		180,989		180,989
Architectural - Supervision fees		56,483		56,483
Engineering fees		220,612		220,612
Real estate attorney/other legal fees		82,472		82,472
Accounting fees		72,472		72,472
Impact Fees		24,945		24,945
Building permits & related costs		14,945		10,945
Appraisal		0		0
Market analysis		10,472		10,472
Environmental assessment		7,772		7,772
Soils report		12,472		12,472
Survey		30,928		30,928
Marketing		43,646		
Hazard & liability insurance		20,500		20,500
General Contractor Insurance		81,861		81,861
Builder's Risk Insurance				
Real property taxes		15,967		15,967
Personal property taxes		2,472		2,472
Tenant Relocation				
FF&E (Furniture, Fixture, & Equipment)		128,717		128,717
3rd Party Const. Admin Fee		200,000		200,000
Contingency		30,700		30,700
Other (specify) - see footnote 1				
Subtotal Soft Cost		\$1,238,428	\$0	\$1,190,782

CONSTRUCTION LOAN(S)³

10:47 AM

The following calculations are for HTC Applications only.

Deduct From Basis:

Federal grants used to finance costs in Eligible Basis
 Non-qualified non-recourse financing
 Non-qualified portion of higher quality units §42(d)(5)
 Historic Credits (residential portion only)

Total Eligible Basis

**High Cost Area Adjustment (100% or 130%)

Total Adjusted Basis

Applicable Fraction

Total Qualified Basis

Applicable Percentage⁶

Credits Supported by Eligible Basis

Credit Request (from 17.Development Narrative)

	\$0	\$11,699,260
		130%
	\$0	\$15,209,039
		93%
\$14,201,057	\$0	\$14,201,057
		9.00%
\$1,278,095	\$0	\$1,278,095

Cost per unit:

\$258,539.61

0.93877551

0.933724832

Requested Score for 11.9(e)(2)

12

*11.9(e)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.

50% Test for Bond Financing for 4% Tax Credits		* Enter Land Cost Explanation Here:
Tax-Exempt Bond Amount Utilized		
Land Cost (will pull from C13 or can be manually adjusted by applicant; any adjustment requires an explanation*)	\$ 350,000	
Depreciable Bldg Cost **	\$ 11,777,183	
Aggregate Basis for 50% Test	\$ 12,127,183	
Percent Financed by Tax-Exempt Bonds	0.00%	

**Depreciable building cost includes: Total construction contract, total building acquisition, total developer fee, plus eligible financing and soft costs.

Name of contact for Cost Estimate:

Ronnie Gyani

Phone Number for Contact:

917-698-8742

If a revised form is submitted, date of submission:

Footnotes:

¹ An itemized description of all "other" costs must be included at the end of this exhibit.

² All Off-Site costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Offsite Cost Breakdown form.

³ (HTC Only) Site Work expenses, indirect construction costs, developer fees, construction loan financing and other financing costs may or may not be included in Eligible Basis. Site Work costs must be justified by a Third Party engineer in accordance with the Department's format provided in the Site Work Cost Breakdown form.

⁴ (HTC Only) Only fees paid to a consultant for duties which are not ordinarily the responsibility of the developer, can be included in Eligible Basis. Otherwise, consulting fees are included in the calculation of maximum developer fees.

⁵ (HTC Only) Provide all costs & Eligible Basis associated with the Development.

⁶ (HTC Only) Use the appropriate Applicable Percentages as defined in §11.1 of the QAP.

The Lantern at Robstown

TDHCA # 25177

Tab 4j (31)

Schedule of Sources



<p>Describe any special, complex, or unique aspects of the financing plan for the Development, including any cash from operations, interest income, etc that is being used as a source and provide a description of how those amounts are calculated. Provide the status (dates and deadlines) for applications, approvals and closings, etc. associated with the term sheets for soft or other government sources, including the funding source; and any refinancing or loan assumptions for USDA loans, etc. For Direct Loan or Tax-Exempt Bond Applications that contemplate an FHA-insured loan, this includes the anticipated date that FHA application will be submitted to HUD (if not already submitted).</p> <p>See attached financing narrative</p>	
<p>Describe the replacement reserves. Are there any existing reserve accounts that will transfer with the property? If so, describe what will be done with these funds.</p> <p><i>Replacement reserves will be funded from operations at \$250/unit, increasing by 3% annually.</i></p>	
<p>Describe the operating items (rents, operating subsidies, project based assistance, etc., and specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.</p> <p>n/a</p>	
<p>If a revised form is submitted, date of submission:</p>	

Lantern at Robstown LP

FINANCING NARRATIVE

Construction Sources - \$12,668,441

Construction sources include:

1. Construction Loan in the amount of **\$9,300,000** provided by Stellar Bank and funded through construction draws (see included term sheet from Stellar),
2. Tax credit equity in the amount of **\$1,962,651** from RBC,
3. City of Robstown grant in the amount of **\$250** to be funded at closing, and
4. Deferred Developer Fee in the amount of **\$1,405,540**.

Permanent Sources - \$12,668,441

Permanent sources include:

1. Permanent Loan in the amount of **\$1,992,000** provided by Stellar Bank funded after construction and converting after completion (see included term sheet from Stellar),
2. LIHTC equity from RBC in the amount of **\$9,813,253**, which will in large part be used to pay off the outstanding construction loan at project completion with approximately 20% funded during construction (see equity LOI for installment benchmarks),
3. SHTC equity from RBC in the amount of **\$299,940**,
4. City of Robstown grant in the amount of **\$250** to be funded at closing, and
5. Deferred Developer Fee of **\$562,998**.

The Lantern at Robstown

TDHCA # 25177

Tab 4k (35)

Supporting Docs



Supporting Documents Checklist

ALL SUPPORTING DOCUMENTS MUST BE CONSISTENT WITH THE SOURCES AND USES

- ☐ Executed Pro Forma from Permanent or Construction Lender
- ☒ Evidence of **all** Permanent and Construction Financing (term sheets, loan agreements)
NOTE: Term sheets and/or loan documents from debt and equity providers must **include a statement confirming they are aware the Applicant intends to elect income averaging.** If the term sheet speaks to unit designations, ensure those unit designations are consistent with the rent schedule and site plan.
- ☐ Evidence of any Gap Financing, terms included
- ☐ Evidence of any Owner Contributions, with financial support if required
- ☒ Evidence of Equity Financing (HTC applications only)
- ☐ Letter from Texas Historical Commission (THC) indicating preliminary eligibility for historic (rehabilitation) tax credits and documentation of Certified Historic Structure status as detailed in QAP §11.9(e)(6).
- ☒ Letter from Local Political Subdivision evidencing a loan, grant, reduced fees or contribution of other value to benefit the Development. [QAP §11.9(d)(2)]
- ☐ Evidence of Rental Assistance/Subsidy
- ☐ Construction contracts, construction bids, and/or an updated Scope and Cost Review Supplement





October 22, 2025

Gyani Capital
99 Ninth Avenue
New York, NY 10011
Attn: Mr. Ronnie Gyani

Re: *The Lantern at Robstown*
Robstown, TX

Dear Ronnie:

Thank you for the opportunity to work together on this proposal for The Lantern at Robstown in Robstown, TX (the “Project”). RBC Community Investments (“RBC”) has reviewed your application, including the proposed rents and expenses used in preparing the operating budget, and expects to have investor interest to purchase a 99.98% Limited Partner interest in the Project. We have completed a preliminary underwriting of the Project to provide an estimate of the equity we would be able to invest.

1. **Project Assumptions.** The Project will consist of the new construction of 49 apartment units for rent to Seniors 55+. Within the Project, all units will be occupied by tenants in compliance with the low-income housing tax credit (LIHTC) requirements of Section 42 of the Internal Revenue Code. Total development costs are expected to be approximately \$13 million. In addition to partner equity, there is expected to be a \$1,992,000 first mortgage and \$562,998 in deferred developer fee.
2. **LIHTC.** The Project is expected to receive an allocation of LIHTC in the annual amount of \$1,258,361. The total LIHTC anticipated to be delivered to the Limited Partner is \$12,581,093. The Project is also expected to receive an allocation of State LIHTC of \$500,000.
3. **Purchase Price.** Based on our preliminary review of the Project and recent investor pricing indications for similar projects, we expect to be able to offer equity of approximately \$10,113,193 (\$9,813,253 in Federal LIHTC equity and \$299,940 in State LIHTC equity) to purchase the Limited Partner interest in the Project. This capital contribution is based on the Project receiving the tax credit described above and represents approximately \$0.78 price per LIHTC dollar and \$.60 price per State LIHTC dollar. Please note that the anticipated pay-in schedule is based on the reserves being funded in accordance with the Agency’s requirements.

Our anticipated pay-in schedule appears below:

Equity Contribution	Percent	Total Equity
Initial Closing, During Construction	19.00%	\$ 1,962,651
Final CO	61.00%	\$ 6,127,903
FCC, QO, PLC	15.00%	\$ 1,516,979
Stabilization / 8609s	5.00%	\$ 505,660
Total	100%	\$ 10,113,193

4. **Fees and Compensation.** The following fees will be paid by the Partnership for services rendered in organizing, developing and managing the Partnership and the Project.

- (a) **Developer Fee.** The Developer will earn a developer fee of \$1,550,000. Any deferred portion of the developer fee shall accrue interest at 8% per annum commencing as of the date of RBC’s final capital contribution. Payment of the deferred fee will be subordinate to all other Partnership debt as well as operating expense and reserve requirements.

- (b) Incentive Management Fee. An incentive management fee will be payable to the General Partner on an annual basis in an amount equal to 90% of net cash flow.
- (c) Property Management Fee. The property management fee will not exceed 10% of effective gross income. The management agent and the terms of the property management agreement are subject to the prior approval of RBC. If the management agent is an affiliate of any Guarantor, its fee will be subordinated to payment of operating costs and required debt service and reserve payments. The Management agent is subject to a due diligence review.
- (d) Asset Management Fee. The Partnership will pay RBC Manager an annual asset management fee of \$7,500 which will increase by 3% annually. The asset management fee will be paid quarterly commencing with the first anniversary of the closing date and is to be paid from available cash flow.

5. **Due Diligence, Opinions and Projections.**

- (a) Due Diligence. The General Partner will provide RBC with all due diligence items set forth on its due diligence checklist, including but not limited to, financial statements for the Guarantors, schedule of real estate owned and contingent liabilities, plans and specifications, a current appraisal, a current (less than 6 months old) market study, a current (less than 6 months old) Phase I environmental report, rent and expense data from comparable properties, site/market visit and title and survey. The General Partner agrees to reasonably cooperate with RBC (including signing such consents as may be necessary) in obtaining background reports on the Developer, Guarantors and other Project entities as determined by RBC.
- (b) Legal Opinions. The General Partner's counsel will deliver to RBC a local law opinion satisfactory to RBC. RBC's counsel will prepare a tax opinion and the General Partner agrees to cooperate to provide all necessary documentation requested by RBC's counsel.
- (c) Diligence Reimbursement. The Partnership will reimburse RBC toward the costs of \$75,000 incurred by RBC in conducting its due diligence review and for the costs and expenses of RBC's counsel in connection with the preparation of the tax opinion. RBC may deduct this amount from its first capital contribution.
- (d) Projections. The projections to be attached to the Project Entity Agreement and that support the Tax Opinion will be prepared by RBC based on projections provided by the General Partner. RBC's projections will include development sources and uses, calculation of eligible basis, operating and construction period cash flow analysis, 15-year operating projection, 35-year debt analysis and 15-year capital account analysis.

Please keep in mind that this assessment is preliminary and does not represent a commitment on the part of RBC. Any actual commitment on the part of RBC will require further due diligence review and the approval of RBC's investment committee. We look forward to working with you on this project. Please let me know if we can be of any further assistance.

Very truly yours,



By: _____
Name: Chris Tully
Title: Managing Director



October 23, 2025

Lantern at Robstown, LP
Gyani Capital / G2 Equity Inc.
Ronnie Gyani
3751 Far West Blvd. #3709
Austin, Texas 78731

Re: Lantern at Robstown Apartments, Robstown, Texas – TDHCA #25177

Dear Ronnie,

Stellar Bank (the "Bank") is pleased to provide the following term sheet for construction and permanent financing to Lantern at Robstown, LP ("Borrower") for the development of Lantern at Robstown Apartments, a 49-unit LIHTC senior affordable housing development to be built in Robstown, Nueces County, Texas 78380. The proposed terms and conditions are as follows:

Summary of Terms

Borrower: Lantern at Robstown, LP

Guaranty: Construction loan will be guaranteed by Ronnie Gyani (personally) and an Entity to be added as co-guarantor acceptable to Stellar Bank. The General Contractor will provide full project Payment and Performance Bond from "A" rated surety.

Permanent loan will be non-recourse except for industry standard carve outs ("Carve Outs"). Carve Outs include guarantees against fraud, misrepresentation, bankruptcy and environmental issues.

Project: Lantern at Robstown Apartments

Credit Facilities: A) Construction loan of approximately \$9,300,000:

- Construction Loan priced at 7.00% fixed
- 24-month construction loan term
- One 6-month extension subject to 1) completion of project, 2) project sources and uses being balanced, 3) receipt of required tax credit equity payments, 4) No event of default has occurred or potential for default to occur, 5) 85% occupancy and 6) No material adverse change in the financial condition of the Project, Borrower and Guarantor(s).
- Interest only due monthly during construction period
- Total construction loan period including extension is 36-months

PO Box 41314
Houston, TX 77241-1314

STELLAR.BANK

B) Permanent loan of up to approximately \$1,992,000 at an assumed underwriting rate of interest of 6.75% based on a 35-year amortization

- Subject to final approval, the permanent loan rate will be locked at 6.75%.
- 15-year term upon conversion to permanent status based on 90% occupancy for 90 days and a 1.15:1 debt service coverage.
- No pre-payment penalty – You may pay off the loan at anytime without penalty.
- Principal and interest due monthly during permanent period based on a 35-year amortization; balloon payment due at maturity.
- Replacement reserves to be \$250 per unit per year with agreed upon increases for future years.
- Operating deficit and other reserve requirements subject to Bank review and approval. It is expected that these reserve requirements will mirror the equity LOI, but that all reserves noted above will be held at Stellar Bank. It is expected that any release provisions of operating reserve funds (aside from normal usage) will be subject to review and approval by Bank.

Note: Construction draws will be processed through the Bank, Title Company, and with approval of a 3rd party construction engineering firm hired by or acceptable to the Bank.

Loan-to-value: 1) Construction loan amount will be based on LTV not to exceed 80% based on rent-restricted value plus value of the tax credits; 2) Permanent period LTV not to exceed 80% based on the appraisal's identified decontrol value. Please note that the decontrol value determines the value of the property on a market rate basis (non-restricted) but adjusting the valuation for the mandated 3-year decontrol period if the property is taken back through foreclosure. The 3-year decontrol period is mandated by Section 42 requirements that tenants be given a maximum 3-year period to transition out of the property if it is converting to market rate due to the LURA being removed by Bank foreclosure. Appraisal report will be in form and substance acceptable to the Bank.

Collateral:

- 1st leasehold deed of trust and assignment of leases and rents on the subject property
- UCC filing on furniture, fixtures, and equipment
- Assignment of Tax Credits
- Security interest in operating and replacement reserve funds
- Assignment and subordination of deferred developer fee and other management fees collected by general partner or a related entity.
- Assignment and subordination of management, construction, architectural contracts, etc.

Fees: An origination fee of 1.00% for the construction loan and 1.00% for the permanent loan will both be payable at construction loan closing. An extension fee of 0.25% (of the outstanding loan balance) will be charged upon exercise of the 6-month construction loan extension.

Borrower will also pay for all reasonable costs incurred by the Bank in connection with the loans including, but not limited to, legal fees and expenses, appraisal/survey fees, title insurance premiums and search fees, UCC searches, environmental assessment fees, and inspecting architect fees, whether or not the facilities contemplated herein are funded. This obligation will survive whether or not the loans are approved.



The following are **estimates** for the Bank's costs aside from origination fees noted above:

- 1) Legal – \$45,000 - \$50,000
- 2) Appraisal – approx. \$7,500
- 3) Plan and Cost Review – approx. \$7,500
- 4) Appraisal Review, Environmental, and Insurance Review – approx. \$7,500

Reporting Requirements: Include but are not limited to:

- Annual audited financial statements of Borrower
- Annual financial statements of Guarantors
- Annual evidence of tax credit compliance
- Monthly operating statements on the property once construction is complete
- Quarterly operating statements on the property during the permanent loan period

Summary of Conditions

This proposal is subject to all of the following conditions being met prior to construction closing:

Tax Credit Allocation: Receipt of an annual allocation of Federal Low-Income Housing Tax Credits from the Texas Department of Housing & Community Affairs (TDHCA) in a minimum amount of \$1,258,361, along with receipt of an annual allocation of State Low-Income Housing Tax Credits in a minimum amount of \$50,000.

Other Funds: The Bank acknowledges amounts and terms of other anticipated sources of project financing are to include the following estimated amounts:

- Federal Low-Income Housing Tax Credit Equity Proceeds - \$9,813,253
- State Low-Income Housing Tax Credit Equity Proceeds - \$299,940
- City of Robstown (grant) - \$250
- Deferred Developer Fee - \$562,998

Tax Credit Equity: Tax credit investor and equity terms (including price and pay-in schedule) subject to Bank approval. Borrower's current model reflects Federal Low-Income housing Tax Credit investor pricing of \$0.78/per credit to source \$9,813,253 to the project. Stellar Bank understands that 20% of the total Federal LIHTC equity contribution will be made at project closing. Project will require a minimum 30% aggregate equity contribution (closing and completion equity installments combined) in the project with receipt of the completion installment.

Borrower's current model reflects State Low-Income Housing Tax Credit investor pricing of \$0.60/per credit to source \$299,940. These proceeds are to be injected into the project upon Project Stabilization / Conversion to Permanent Loan Status.

Developer Fee: Timing of payment of developer profit to be mutually agreed upon between Bank and Borrower.

Project Budget: The Bank's current understanding of the project budget is based on information provided by Borrower via email on 10/23/2025. The Bank acknowledges that this project budget is subject to change. However, significant changes to the budget that materially affect the project may result in changes to the terms and conditions proposed herein.



Other Conditions: Borrower will bring in Crossroads Housing Development Corporation as CHDO allowing the property to receive a 50% Real Estate tax exemption.

Receipt and approval of those items listed in the Due Diligence Checklist.

This discussion letter does not represent a commitment by the Bank for the proposed financing, nor does it define all the terms and conditions of loan documents, but is a framework upon which a loan request may be submitted and considered. Issuance of a commitment by the Bank is subject to the approval of the loan request under the Bank's internal approval process, which includes, but is not limited to, a review of the Borrower's then current financial condition and review and approval of all third party reports, in addition to completion of loan documents in form and substance acceptable to the Bank.

If you should have any questions concerning these terms and conditions, please feel free to call me at (713) 308-5754. Ronnie, thank you for giving us the opportunity to consider financing for this project.

Sincerely,

Stellar Bank

By: Stephen W. Rose
Stephen W. Rose
Executive Vice President



**CITY OF ROBSTOWN
RESOLUTION NO. 011525-A**

A RESOLUTION OF THE CITY OF ROBSTOWN CITY COUNCIL SUPPORTING THE APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR 2025 COMPETITIVE TAX CREDITS FOR THE LANTERN AT ROBSTOWN APARTMENTS LOCATED AT COUNTY ROAD 69 AND COUNTY ROAD 44 AND SETTING AN EFFECTIVE DATE.

WHEREAS, Lantern at Robstown LLC has proposed a development for affordable Senior (55+) rental housing at approx. Corner of County Rd 69 & County Rd 44 named The Lantern at Robstown in the City of Robstown, Nueces County; and

WHEREAS, Lantern at Robstown LLC has communicated to the City of Robstown that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2025 Competitive 9% Housing Tax Credits, the city commits to providing reduced fees or a contribution of other value that equals a minimum of \$250 for the benefit of The Lantern at Robstown: and

RESOLVED, that the City of Robstown, acting through its City Council hereby confirms that it supports the proposed The Lantern at Robstown located at approximately Corner of County Rd 69 & County Rd 44 and that this formal action has been taken to put on record the opinion expressed by the City of Robstown City Council on January 15, 2025: and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROBSTOWN:

SECTION 1. The findings and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by the city council and made a part hereof for all purposes.

SECTION 2. In accordance with the requirements of Tex. Gov't Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the City Council in accordance with Tex. Gov't Code, §2306.67071(a); and
2. The City Council has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The City Council has held a public meeting at which public comment may be made on the proposed Development in accordance with Tex. Gov't Code, §2306.67071(b); and

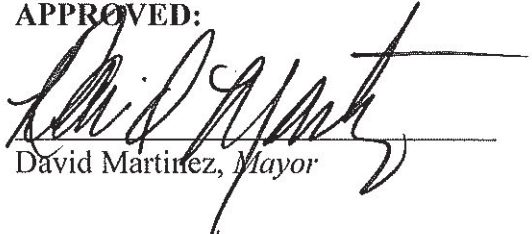
4. After due consideration of the information provided by the Applicant and public comment, the City Council does not object to the proposed Application;

SECTION 3. The City of Robstown hereby supports the proposed The Lantern at Robstown Apartments and confirms that its City Council has voted specifically to approve the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4).

SECTION 4. The City Council further directs the City Secretary to send a certified and true copy of this Resolution to representatives of Lantern at Robstown LLC, for inclusion in its TDHCA Application to the Texas Department of Housing and Community Affairs.

**ON BEHALF OF THE CITY COUNCIL OF THE CITY OF ROBSTOWN, TEXAS
WE HEREBY AUTHORIZED, EMPOWERED, AND DIRECTED TO CERTIFY
THIS RESOLUTION TO THE TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS ON THIS THE 15TH DAY OF JANUARY 2025.**

APPROVED:


David Martinez, Mayor

ATTEST:



Gabby Garcia, *Interim City Secretary*

The Lantern at Robstown

TDHCA # 25177

Tab 12

Site Control Documents





COMMERCIAL CONTRACT AMENDMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2022

AMENDMENT TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

+/-7.5 Acres on County Rd 69 & 44, Robstown, TX

Effective 10/21/2025, Seller and Buyer amend the contract as follows: (Check all applicable boxes.)

- ☒ A. **Sales Price:** The sales price in Paragraph 3 of the contract is changed to:
- Cash portion payable by Buyer at closing. \$ \$350,000
- Sum of all financing described in the contract. \$ _____
- Sales price (sum of cash portion and sum of all financing) \$ \$350,000
- ☒ B. **Property Description:** The Property's legal description in Paragraph 2A of the contract is changed to the legal description described on the attached Exhibit Amended Exhibit A or as follows:
HERRERA GRANT S POR 35.898 ACS OUT W PT 172.70 AC TR
A ~7.5-Acre portion of Nueces County Property ID: 200099772 (see Amended Exhibit A for location of 7.5-Acre portion)

- ☐ C. **Repairs:** Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:

- ☐ D. **Extension of Feasibility Period:** Prior to the expiration of the feasibility period, Buyer may extend the feasibility period until 11:59 p.m. on _____ (date) by delivering \$_____ to the title company as additional earnest money.
- (1) \$_____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the sales price only upon closing of the sale. If Buyer terminates under this Paragraph D, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.
- (2) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
- (a) The additional independent consideration.
- (b) (Check no boxes or only one box.)
☐ all or ☐ \$_____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under the contract.

If no dollar amount is stated in this Paragraph D as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

(TXR-1932) 07-08-22 Initialed for Identification by Seller DC, _____ and Buyer DS

Amendment to Commercial Contract concerning +/-7.5 Acres on County Rd 69 & 44, Robstown, TX

- ☐ E. Extension of Financing Deadline: The deadline for Buyer to give notice of inability to obtain the:
- ☐ (1) Third party loan(s) described in Subparagraph A(2) of the Commercial Contract Financing Addendum is extended until _____ (date).
- ☐ (2) Assumption approval described in Subparagraph B(6) of the Commercial Contract Financing Addendum is extended until _____ (date).
- ☐ (3) Buyer has paid Seller additional consideration of \$ _____ for the extension financing deadline. This additional consideration ☐ will ☐ will not be credited to the sales price upon the closing of the sale.
- ☒ F. Closing: The closing date in Paragraph 10A of the contract is changed to on or before 02/28/2026.
- ☐ G. Expenses: At closing Seller will pay the first \$ _____ of Buyer's expenses under Paragraph 13 of the contract.
- ☐ H. Waiver of Right to Terminate: Upon final acceptance of this Amendment, Buyer waives the right to terminate under Paragraph 7B of the contract.
- ☐ I. Counterparts: If this amendment is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

☒ J. Other Modifications:

The Closing Date is hereby extended to occur on or before February 28, 2026.

The Property subject to this contract has been reduced in size to approximately 7.500 acres, representing the portion of Seller's ~36-acre parent tract described and depicted in the amended Exhibit A, attached hereto and incorporated herein by reference. The amended Exhibit A is labeled "Phase 1 – 7.500-Acres."


Except as expressly modified herein, all other terms and conditions of the original contract shall remain unchanged and in full force and effect.

Seller: Fox & Tree Landscape Nursery

Buyer: G2 Equity Inc.

By: _____

By: _____

By (signature): 
 Printed Name: **Daniel Caballero**
 Title: **Owner**

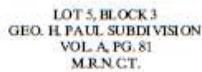
By (signature): 
 Printed Name: **Ronnie Gyani**
 Title: **President**

By: _____

By: _____

By (signature): _____
 Printed Name: _____
 Title: _____

By (signature): _____
 Printed Name: _____
 Title: _____









10.21.25_Commercial_Contract_Amendment_15_AC_on_CR_69_&_44__(1)

Final Audit Report

2025-10-21

Created:	2025-10-21
By:	Megan Trujillo (megan@craveyrealestate.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfVTx5v8pur3rYFM5nY40gcmfTWNyvC

"10.21.25_Commercial_Contract_Amendment_15_AC_on_CR_69_&_44__(1)" History

-  Document created by Megan Trujillo (megan@craveyrealestate.com)
2025-10-21 - 6:28:00 PM GMT
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-  Signer dcbad@sbcglobal.net entered name at signing as Daniel Caballero
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-  Document e-signed by Daniel Caballero (dcbad@sbcglobal.net)
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COMMERCIAL CONTRACT AMENDMENT

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AMENDMENT TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

+/-15.0 Acres on County Rd 69 & 44, Robstown, TX

Effective _____, Seller and Buyer amend the contract as follows: (Check all applicable boxes.)

- ☒ A. Sales Price: The sales price in Paragraph 3 of the contract is changed to:
- Cash portion payable by Buyer at closing. \$ \$600,000
- Sum of all financing described in the contract. \$ _____
- Sales price (sum of cash portion and sum of all financing) \$ \$600,000
- ☒ B. Property Description: The Property's legal description in Paragraph 2A of the contract is changed to the legal description described on the attached Exhibit Amended Exhibit A or as follows:
- Amending the location of the 15-Acre portion of Nueces County Property ID: 200099772 the buyer will purchase. The new location of the +/-15 acre portion is shown in the amended Exhibit A (dated 6.17.2025) of the contract attached.**
- ☐ C. Repairs: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:
- ☐ D. Extension of Feasibility Period: Prior to the expiration of the feasibility period, Buyer may extend the feasibility period until 11:59 p.m. on _____ (date) by delivering \$_____ to the title company as additional earnest money.
- (1) \$_____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the sales price only upon closing of the sale. If Buyer terminates under this Paragraph D, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.
- (2) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
- (a) The additional independent consideration.
- (b) (Check no boxes or only one box.)
- ☐ all or ☐ \$_____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under the contract.

If no dollar amount is stated in this Paragraph D as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

(TXR-1932) 07-08-22 Initialed for Identification by Seller Dc, _____ and Buyer RG, _____

Page 1 of 2

- ☐ E. Extension of Financing Deadline: The deadline for Buyer to give notice of inability to obtain the:
- ☐ (1) Third party loan(s) described in Subparagraph A(2) of the Commercial Contract Financing Addendum is extended until _____ (date).
- ☐ (2) Assumption approval described in Subparagraph B(6) of the Commercial Contract Financing Addendum is extended until _____ (date).
- ☐ (3) Buyer has paid Seller additional consideration of \$ _____ for the extension financing deadline. This additional consideration ☐ will ☐ will not be credited to the sales price upon the closing of the sale.
- ☒ F. Closing: The closing date in Paragraph 10A of the contract is changed to 10/31/2025.
- ☐ G. Expenses: At closing Seller will pay the first \$ _____ of Buyer's expenses under Paragraph 13 of the contract.
- ☐ H. Waiver of Right to Terminate: Upon final acceptance of this Amendment, Buyer waives the right to terminate under Paragraph 7B of the contract.
- ☐ I. Counterparts: If this amendment is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.
- ☒ J. Other Modifications:
Buyer will agree to provide any needed private utility easements to Seller's adjacent property. Buyer agrees to provide fencing for their apartment complex. Closing date extended to 10/31/2025, extension options remain as is.

Seller: Fox & Tree Landscape Nursery

Buyer: G2 Equity Inc.

By: _____

By: _____

By (signature): *Daniel Caballero*
Printed Name: Daniel Caballero
Title: Owner

By (signature): *[Signature]* 6/17/2025
Printed Name: Ronnie Gyani
Title: President

By: _____

By: _____

By (signature): _____
Printed Name: _____
Title: _____

By (signature): _____
Printed Name: _____
Title: _____

+/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380 - Property ID: 200099772. Further described below
New location for +/- 15 Acre portion buyer will purchase is shown below.
Approx. 676 Feet wide frontage on County Rd 69 and approx. 871 feet long with small access piece of land to C









6.17.25_Commercial Contract Amendment_15 AC on CR 69 & 44

Final Audit Report

2025-06-18

Created:	2025-06-18
By:	Megan Trujillo (megan@craveyrealestate.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgV9ne2dwt2a_zlYX_8YHzzKuAEpbVMJC

"6.17.25_Commercial Contract Amendment_15 AC on CR 69 & 44" History

-  Document created by Megan Trujillo (megan@craveyrealestate.com)
2025-06-18 - 8:39:07 PM GMT
-  Document emailed to dcbad@sbcglobal.net for signature
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2025-06-18 - 8:39:41 PM GMT
-  Signer dcbad@sbcglobal.net entered name at signing as Daniel Caballero
2025-06-18 - 8:42:25 PM GMT
-  Document e-signed by Daniel Caballero (dcbad@sbcglobal.net)
Signature Date: 2025-06-18 - 8:42:27 PM GMT - Time Source: server
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COMMERCIAL CONTRACT AMENDMENT

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AMENDMENT TO COMMERCIAL CONTRACT BETWEEN THE UNDERSIGNED BUYER AND SELLER CONCERNING THE PROPERTY AT

+/-15.0 Acres on County Rd 69 & 44, Robstown, TX

Effective _____, Seller and Buyer amend the contract as follows: (Check all applicable boxes.)

- ☐ A. **Sales Price:** The sales price in Paragraph 3 of the contract is changed to:
- Cash portion payable by Buyer at closing. \$ _____
- Sum of all financing described in the contract. \$ _____
- Sales price (sum of cash portion and sum of all financing) \$ _____
- ☒ B. **Property Description:** The Property's legal description in Paragraph 2A of the contract is changed to the legal description described on the attached Exhibit Amended Exhibit A or as follows:
Amending the location of the 15-Acre portion of Nueces County Property ID: 200099772 the buyer will purchase. The new location of the +/-15 acre portion is shown in the amended Exhibit A (dated 2.4.2025) of the contract attached.
- ☐ C. **Repairs:** Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:
- ☐ D. **Extension of Feasibility Period:** Prior to the expiration of the feasibility period, Buyer may extend the feasibility period until 11:59 p.m. on _____ (date) by delivering \$_____ to the title company as additional earnest money.
- (1) \$_____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the sales price only upon closing of the sale. If Buyer terminates under this Paragraph D, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.
- (2) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:
- (a) The additional independent consideration.
- (b) (Check no boxes or only one box.)
- ☐ all or ☐ \$_____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under the contract.

If no dollar amount is stated in this Paragraph D as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

(TXR-1932) 07-08-22 Initialed for Identification by Seller DC, _____ and Buyer RG, _____

Page 1 of 2


- ☐ E. Extension of Financing Deadline: The deadline for Buyer to give notice of inability to obtain the:
- ☐ (1) Third party loan(s) described in Subparagraph A(2) of the Commercial Contract Financing Addendum is extended until _____ (date).
- ☐ (2) Assumption approval described in Subparagraph B(6) of the Commercial Contract Financing Addendum is extended until _____ (date).
- ☐ (3) Buyer has paid Seller additional consideration of \$ _____ for the extension financing deadline. This additional consideration ☐ will ☐ will not be credited to the sales price upon the closing of the sale.
- ☐ F. Closing: The closing date in Paragraph 10A of the contract is changed to _____.
- ☐ G. Expenses: At closing Seller will pay the first \$ _____ of Buyer's expenses under Paragraph 13 of the contract.
- ☐ H. Waiver of Right to Terminate: Upon final acceptance of this Amendment, Buyer waives the right to terminate under Paragraph 7B of the contract.
- ☐ I. Counterparts: If this amendment is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.
- ☒ J. Other Modifications:
Buyer will agree to provide any needed private utility easements to Seller's adjacent property.
Buyer agrees to provide fencing for their apartment complex.

Seller: Fox & Tree Landscape Nursery

Buyer: G2 Equity Inc.

By: _____

By: _____

By (signature): 
Printed Name: **Daniel Caballero**
Title: **Owner**

By (signature): 
Printed Name: **Ronnie Gyani**
Title: **President**

By: _____

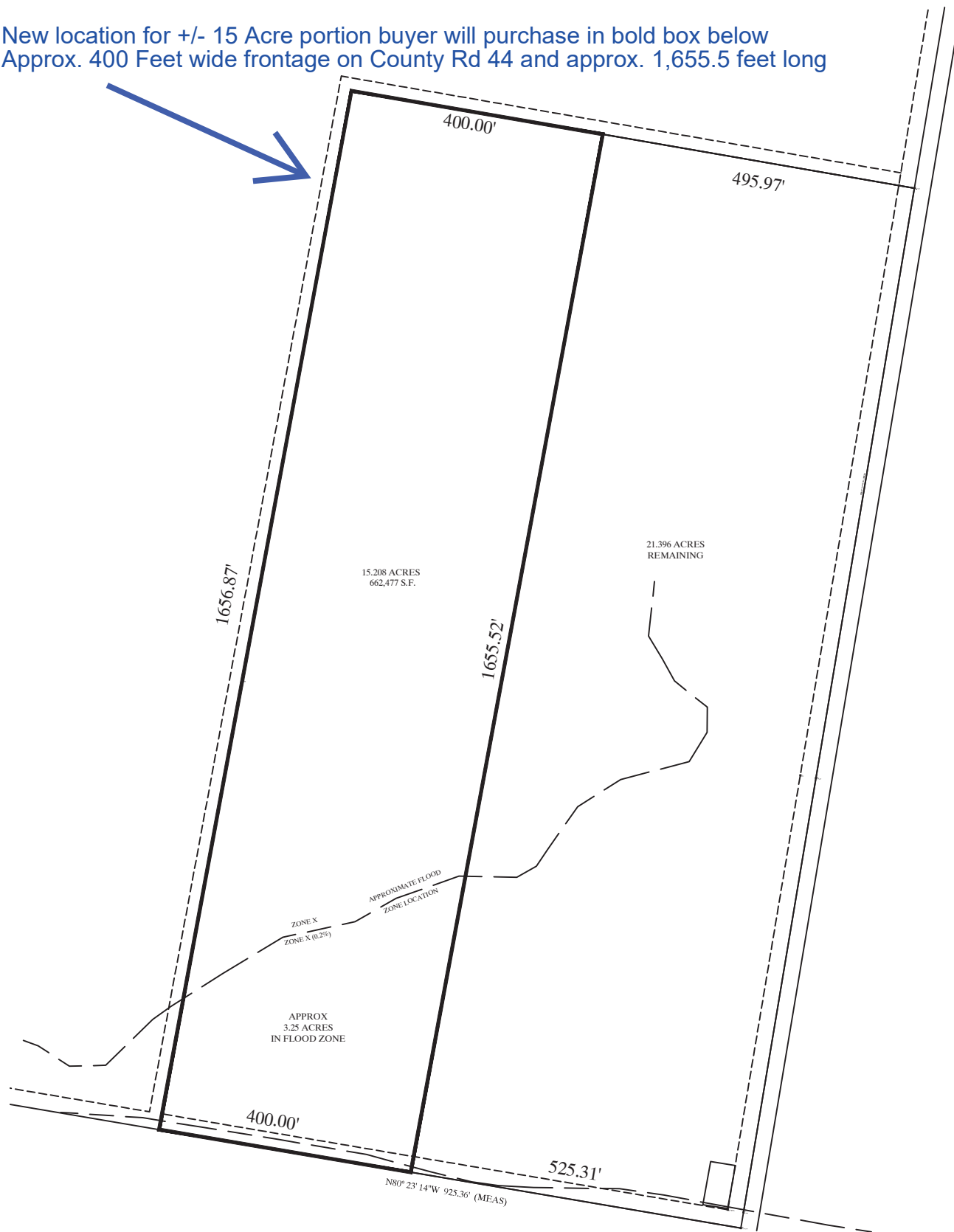
By: _____

By (signature): _____
Printed Name: _____
Title: _____

By (signature): _____
Printed Name: _____
Title: _____

+/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380 - Property ID: 200099772
Further described below

New location for +/- 15 Acre portion buyer will purchase in bold box below
Approx. 400 Feet wide frontage on County Rd 44 and approx. 1,655.5 feet long









Commercial Contract Amendment_15 AC on CR 69 & 44

Final Audit Report

2025-02-11

Created:	2025-02-10
By:	Megan Trujillo (megan@craveyrealestate.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAM9QJTZ73INIBFOE6pimQdIYNkYB7GNfq

"Commercial Contract Amendment_15 AC on CR 69 & 44" History

-  Document created by Megan Trujillo (megan@craveyrealestate.com)
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2025-02-11 - 5:27:43 PM GMT
-  Signer dcbad@sbcglobal.net entered name at signing as Daniel Caballero
2025-02-11 - 9:25:45 PM GMT
-  Document e-signed by Daniel Caballero (dcbad@sbcglobal.net)
Signature Date: 2025-02-11 - 9:25:47 PM GMT - Time Source: server
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COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

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1. **PARTIES:** Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: **FOX TREE & LANDSCAPE NURSERY**

Address: **5949 LA COSTA CORPUS CHRISTI, TX 78414-2407**

Phone: _____ E-mail: _____

Mobile: _____ Fax or Other: _____

Buyer: **G2 Equity, Inc., or Assigns**

Address: **99 9th Ave., NY, NY 10011**

Phone: _____ E-mail: **ronnie@gyanicap.com**

Mobile: **(917) 698-8742** Fax or Other: _____

2. PROPERTY:

- A. "Property" means that real property situated in **Nueces** County, Texas at **+/- 15.0 Acres on County Road 69 & 44 of Robstown, TX 78380** (address) and that is legally described on the attached Exhibit **A** or as follows:

Legal Description:

DC

**HERRERA GRANT S POR 35.898 ACS OUT W PT 172.70 AC TR
A 15-Acre portion (hard corner) of Nueces County Property ID: 200099772**

- B. Seller will sell and convey the Property together with:

- (1) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
- (2) Seller's interest in all leases, rents, and security deposits for all or part of the Property; and
- (3) Seller's interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)

(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

- A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing \$ _____

(2) Sum of all financing described in Paragraph 4 \$ **525,000.00**

(3) Sales price (sum of 3A(1) and 3A(2)) \$ **525,000.00**

(TXR-1802) 07-08-22

Initialed for Identification by Seller DC and Buyer RG

Page 1 of 15

Commercial Contract - Unimproved Property concerning +/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380

B. Adjustment to Sales Price: (Check (1) or (2) only.)

- ☒ (1) The sales price will not be adjusted based on a survey.
☐ (2) The sales price will be adjusted based on the latest survey obtained under Paragraph 6B.

(a) The sales price is calculated on the basis of \$ _____ per:

- ☐ (i) square foot of ☐ total area ☐ net area.
☐ (ii) acre of ☐ total area ☐ net area.

(b) "Total area" means all land area within the perimeter boundaries of the Property. "Net area" means total area less any area of the Property within:

- ☐ (i) public roadways;
☐ (ii) rights-of-way and easements other than those that directly provide utility services to the Property; and
☐ (iii) _____

(c) If the sales price is adjusted by more than _____ % of the stated sales price, either party may terminate this contract by providing written notice to the other party within _____ days after the terminating party receives the survey. If neither party terminates this contract or if the variance is less than the stated percentage, the adjustment to the sales price will be made to the cash portion of the sales price payable by Buyer.

4. FINANCING: Buyer will finance the portion of the sales price under Paragraph 3A(2) as follows:

- ☒ A. **Third Party Financing:** One or more third party loans in the total amount of \$ See Exhibit B.
 This contract:
☐ (1) is not contingent upon Buyer obtaining third party financing.
☐ (2) is contingent upon Buyer obtaining third party financing in accordance with the attached Commercial Contract Financing Addendum (TXR-1931).
☐ B. **Assumption:** In accordance with the attached Commercial Contract Financing Addendum (TXR-1931), Buyer will assume the existing promissory note secured by the Property, which balance at closing will be \$ _____.
☐ C. **Seller Financing:** Buyer will deliver a promissory note and deed of trust to Seller under the terms of the attached Commercial Contract Financing Addendum (TXR-1931) in the amount of \$ _____.

5. EARNEST MONEY:

- A. Not later than 3 days after the effective date, Buyer must deposit \$ 5,000.00 as earnest money with Independence Title Company (title company) at 5900 Shepherd Mountain Cove, Bldg II, Suite 200, Austin, TX 78730 (address) Dan Phares (closer). If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.
 B. Buyer will deposit an additional amount of \$ See Exhibit B with the title company to be made part of the earnest money on or before:
☐ (i) _____ days after Buyer's right to terminate under Paragraph 7B expires; or
☒ (ii) See Exhibit B
 Buyer will be in default if Buyer fails to deposit the additional amount required by this Paragraph 5B within 3 days after Seller notifies Buyer that Buyer has not timely deposited the additional amount.

(TXR-1802) 07-08-22

Initialed for Identification by Seller DC and Buyer RG

Page 2 of 15

Commercial Contract - Unimproved Property concerning +/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380

- C. Buyer may instruct the title company to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.

6. TITLE POLICY AND SURVEY:

A. Title Policy:

- (1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:
 - (a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
 - (b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.
- (2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:

☐ (a) will not be amended or deleted from the title policy.
☒ (b) will be amended to read "shortages in areas" at the expense of ☒ Buyer ☐ Seller.
- (3) Within 15 days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer's address.

B. Survey: Within 120 days after the effective date:

- ☒ (1) Buyer will obtain a survey of the Property at Buyer's expense and deliver a copy of the survey to Seller. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition. Seller will reimburse Buyer \$0.00 (insert amount) of the cost of the survey at closing, if closing occurs.
- ☐ (2) Seller, at Seller's expense, will furnish Buyer a survey of the Property dated after the effective date. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition.
- ☐ (3) Seller will deliver to Buyer and the title company a true and correct copy of Seller's most recent survey of the Property along with an affidavit required by the title company for approval of the existing survey. If the existing survey is not acceptable to the title company, ☐ Seller ☐ Buyer (updating party), will, at the updating party's expense, obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to the other party and the title company within 30 days after the title company notifies the parties that the existing survey is not acceptable to the title company. The closing date will be extended daily up to 30 days if necessary for the updating party to deliver an acceptable survey within the time required. The other party will reimburse the updating party _____ (insert amount or percentage) of the cost of the new or updated survey at closing, if closing occurs.

C. Buyer's Objections to the Commitment and Survey:

- (1) Within 60 days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, and any required survey, Buyer may object in writing to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title other than those permitted by this contract or liens that Seller will

(TXR-1802) 07-08-22

Initialed for Identification by Seller DC and Buyer R

Page 3 of 15

Commercial Contract - Unimproved Property concerning +/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380

satisfy at closing or Buyer will assume at closing; or (b) the items show that any part of the Property lies in a special flood hazard area (an "A" or "V" zone as defined by FEMA). If the commitment or survey is revised or any new document evidencing a title exception is delivered, Buyer may object in writing to any new matter revealed in such revision or new document. Buyer's objection must be made within the same number of days stated in this paragraph, beginning when the revision or new document is delivered to Buyer. If Paragraph 6B(1) applies, Buyer is deemed to receive the survey on the earlier of: (i) the date Buyer actually receives the survey; or (ii) of the deadline specified in Paragraph 6B.

- (2) Seller may, but is not obligated to, cure Buyer's timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections. If Buyer terminates, the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer.
- (3) Buyer's failure to timely object or terminate under this Paragraph 6C is a waiver of Buyer's right to object except that Buyer will not waive the requirements in Schedule C of the commitment.

7. PROPERTY CONDITION:

- A. Present Condition: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: _____

- B. Feasibility Period: Buyer may terminate this contract for any reason within See Exhibit B days after the effective date (feasibility period) by providing Seller written notice of termination.

(1) Independent Consideration. (Check only one box and insert amounts.)

- ☒ (a) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less \$ _____ that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the title company. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to deposit the earnest money, Buyer will not have the right to terminate under this Paragraph 7B.

- ☐ (b) Not later than 3 days after the effective date, Buyer must pay \$ _____ as independent consideration for Buyer's right to terminate by tendering such amount to the title company. Buyer authorizes escrow agent to release and deliver the independent consideration to Seller at any time upon Seller's request without further notice to or consent from Buyer. If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer and Seller will retain the independent consideration. The independent consideration will be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(2) or if Buyer fails to pay the independent consideration, Buyer will not have the right to terminate under this Paragraph 7B.

- ☒ (2) Feasibility Period Extension: Prior to the expiration of the initial feasibility period, Buyer may extend the feasibility period for a single additional period of Ex B days by delivering \$See Exhibit B to the title company as additional earnest money.

- (a) \$ _____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the

(TXR-1802) 07-08-22

Initialed for Identification by Seller DC and Buyer DC

Page 4 of 15

Commercial Contract - Unimproved Property concerning +/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380

sales price only upon closing of the sale. If Buyer terminates under this Paragraph 7B, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.

(b) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:

(i) The additional independent consideration.

(ii) *(Check no boxes or only one box.)*

☐ all or ☐ \$_____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under this contract.

If no dollar amount is stated in this Paragraph 7B(2) as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

C. Inspections, Studies, or Assessments:

(1) ~~During the feasibility period,~~ Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.

(2) Buyer must:

- (a) employ only trained and qualified inspectors and assessors;
- (b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
- (c) abide by any reasonable entry rules or requirements of Seller;
- (d) not interfere with existing operations or occupants of the Property; and
- (e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.

(3) Except for those matters that arise from the negligence of Seller or Seller's agents, Buyer is responsible for any claim, liability, encumbrance, cause of action, and expense resulting from Buyer's inspections, studies, or assessments, including any property damage or personal injury. Buyer will indemnify, hold harmless, and defend Seller and Seller's agents against any claim involving a matter for which Buyer is responsible under this paragraph. This paragraph survives termination of this contract.

D. Property Information:

(1) Delivery of Property Information: Within 30 days after the effective date, Seller will deliver to Buyer the following to the extent in Seller's possession or control: *(Check all that apply.)*

- ☒ (a) copies of all current leases, including any mineral leases, pertaining to the Property, including any modifications, supplements, or amendments to the leases;
- ☐ (b) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will not pay in full on or before closing;
- ☒ (c) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
- ☒ (d) copies property tax statements for the Property for the previous 2 calendar years;
- ☒ (e) plats of the Property;
- ☒ (f) copies of current utility capacity letters from the Property's water and sewer service provider; and
- ☐ (g) _____

(TXR-1802) 07-08-22

Initialed for Identification by Seller DC and Buyer RG

Page 5 of 15

Commercial Contract - Unimproved Property concerning +/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380

(2) Return of Property Information: If this contract terminates for any reason, Buyer will, not later than 10 days after the termination date: *(Check all that apply.)*

☐ (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer in other than an electronic format and all copies that Buyer made of those items;

☒ (b) delete or destroy all electronic versions of those items described in Paragraph 7D(1) that Seller delivered to Buyer or Buyer copied in any format; and

☐ (c) deliver to Seller copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed.

This Paragraph 7D(2) survives termination of this contract.

E. Contracts Affecting Operations: Until closing, Seller: (1) will operate the Property in the same manner as on the effective date under reasonably prudent business standards; and (2) will not transfer or dispose of any part of the Property, any interest or right in the Property, or any of the personal property or other items described in Paragraph 2B or sold under this contract. After the feasibility period ends, Seller may not enter into, amend, or terminate any other contract that affects the operations of the Property without Buyer's written approval.

8. LEASES:

A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer's written consent. Seller must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:

(1) any failure by Seller to comply with Seller's obligations under the leases;

(2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;

(3) any advance sums paid by a tenant under any lease;

(4) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and

(5) any amounts payable under the leases that have been assigned or encumbered, except as security for loan(s) assumed or taken subject to under this contract.

B. Estoppel Certificates: Within _____ days after the effective date, Seller will deliver to Buyer estoppel certificates signed not earlier than _____ by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TXR Form 1938 - Commercial Tenant Estoppel Certificate and any additional information requested by a third party lender providing financing under Paragraph 4 if the third party lender requests such additional information at least 10 days prior to the earliest date that Seller may deliver the signed estoppel certificates.

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Initialed for Identification by Seller DC and Buyer [Signature]

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Commercial Contract - Unimproved Property concerning +/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380

9. BROKERS:

A. The brokers to this sale are:

Principal Broker:

Cravey Real Estate Services Inc

Agent: Lynann Pinkham

Address: 5541 Bear Ln Suite 240,
Corpus Christi, TX 78405

Phone & Fax: (361) 289-5168

E-mail: lynann@craveyrealestate.com

License No.: 319336

Cooperating Broker: Pinnacle Realty Advisors

Agent: Kanwarjit Gyani

Address: 3824 Cedar Springs Rd. #801-7724

Phone & Fax: 972-591-3988

E-mail: _____

License No.: 732291

Principal Broker: (Check only one box)

- ☒ represents Seller only.
☐ represents Buyer only.
☐ is an intermediary between Seller and Buyer.

Cooperating Broker represents Buyer.

B. Fees: (Check only (1) or (2) below.)

(Complete the Agreement Between Brokers on page 14 only if (1) is selected.)

- ☐ (1) Seller will pay Principal Broker the fee specified by separate written commission agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement Between Brokers found below the parties' signatures to this contract.
- ☒ (2) At the closing of this sale, Seller will pay:

Principal Broker a total cash fee of:

☒ 3% _____ % of the sales price.
☐ _____ % of the sales price.

Cooperating Broker a total cash fee of:

☒ 3% _____ % of the sales price.
☐ _____ % of the sales price.

The cash fees will be paid in Nueces County, Texas. Seller authorizes the title company to pay the brokers from the Seller's proceeds at closing.

NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

C. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

10. CLOSING:

A. The date of the closing of the sale (closing date) will be on or before the later of:

- (1) ☐ _____ days after the expiration of the feasibility period.
☐ _____ (specific date).
☒ **See Exhibit B**

(2) 7 days after objections made under Paragraph 6C have been cured or waived.

B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.

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- C. At closing, Seller will execute and deliver, at Seller's expense, a ☐ general ☐ special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
- (1) with no liens, assessments, or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
 - (2) without any assumed loans in default; and
 - (3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.
- D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
- (1) tax statements showing no delinquent taxes on the Property;
 - ~~(2) an assignment of all leases to or on the Property;~~
 - (3) to the extent assignable, an assignment to Buyer of any licenses and permits related to the Property;
 - (4) evidence that the person executing this contract is legally capable and authorized to bind Seller;
 - (5) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply with applicable tax law; and (ii) deliver the amount to the Internal Revenue Service (IRS) together with appropriate tax forms; and
 - (6) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and issuance of the title policy, all of which must be completed by Seller as necessary.
- E. At closing, Buyer will:
- (1) pay the sales price in good funds acceptable to the title company;
 - (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
 - ~~(3) sign and send to each tenant in a lease for any part of the Property a written statement that:~~
 - ~~(a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and~~
 - ~~(b) specifies the exact dollar amount of the security deposit;~~
 - ~~(4) sign an assumption of all leases then in effect; and~~
 - (5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.
- F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.
- 11. POSSESSION:** Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.
- 12. SPECIAL PROVISIONS:** The following special provisions apply and will control in the event of a conflict with other provisions of this contract. *(If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)*
See Exhibit B

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Commercial Contract - Unimproved Property concerning _____

13. SALES EXPENSES:

A. Seller's Expenses: Seller will pay for the following at or before closing:

- (1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
- (2) release of Seller's loan liability, if applicable;
- (3) tax statements or certificates;
- (4) preparation of the deed;
- (5) one-half of any escrow fee;
- (6) costs to record any documents to cure title objections that Seller must cure; and
- (7) other expenses that Seller will pay under other provisions of this contract.

B. Buyer's Expenses: Buyer will pay for the following at or before closing:

- (1) all loan expenses and fees;
- (2) preparation of any deed of trust;
- (3) recording fees for the deed and any deed of trust;
- (4) premiums for flood insurance as may be required by Buyer's lender;
- (5) one-half of any escrow fee;
- (6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

A. Prorations:

- (1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.
- (2) If the amount of ad valorem taxes for the year in which the sale closes is not available on the closing date, taxes will be prorated on the basis of taxes assessed in the previous year. If the taxes for the year in which the sale closes vary from the amount prorated at closing, the parties will adjust the prorations when the tax statements for the year in which the sale closes become available. This Paragraph 14A(2) survives closing.
- (3) If Buyer assumes a loan or is taking the Property subject to an existing lien, Seller will transfer all reserve deposits held by the lender for the payment of taxes, insurance premiums, and other charges to Buyer at closing and Buyer will reimburse such amounts to Seller by an appropriate adjustment at closing.

B. Rollback Taxes: If Seller's use or change in use of the Property before closing results in the assessment of additional taxes, penalties, or interest (assessments) for periods before closing, the assessments will be the obligation of the Seller. If this sale or Buyer's use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. This Paragraph 14B survives closing.

C. Rent and Security Deposits: At closing, Seller will tender to Buyer all security deposits and the following advance payments received by Seller for periods after closing: prepaid expenses, advance rental payments, and other advance payments paid by tenants. Rents prorated to one party but received by the other party will be remitted by the recipient to the party to whom it was prorated within 5 days after the rent is received. This Paragraph 14C survives closing.

15. DEFAULT:

- A. If Buyer fails to comply with this contract, Buyer is in default and Seller, as Seller's sole remedy(ies), may terminate this contract and receive the earnest money, as liquidated damages for Buyer's failure

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except for any damages resulting from Buyer's inspections, studies or assessments in accordance with Paragraph 7C(3) which Seller may pursue; or
(Check if applicable)

☐ enforce specific performance, or seek such other relief as may be provided by law.

B. If, without fault, Seller is unable within the time allowed to deliver the estoppel certificates, survey or the commitment, Buyer may:

- (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
- (2) extend the time for performance up to 15 days and the closing will be extended as necessary.

C. Except as provided in Paragraph 15B, if Seller fails to comply with this contract, Seller is in default and Buyer may:

- (1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
- (2) enforce specific performance, or seek such other relief as may be provided by law, or both.

16. CONDEMNATION: If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:

- A. terminate this contract by providing written notice to Seller within 15 days after Buyer is advised of the condemnation proceedings and the earnest money, less any independent consideration paid under Paragraph 7B(1), will be refunded to Buyer; or
- B. appear and defend in the condemnation proceedings and any award will, at Buyer's election, belong to:
 - (1) Seller and the sales price will be reduced by the same amount; or
 - (2) Buyer and the sales price will not be reduced.

17. ATTORNEY'S FEES: If Buyer, Seller, any broker, or the title company is a prevailing party in any legal proceeding brought under or with relation to this contract or this transaction, such party is entitled to recover from the non-prevailing parties all costs of such proceeding and reasonable attorney's fees. This Paragraph 17 survives termination of this contract.

18. ESCROW:

- A. At closing, the earnest money will be applied first to any cash down payment, then to Buyer's closing costs, and any excess will be refunded to Buyer. If no closing occurs, the title company may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of the title company from all parties.
- B. If one party makes written demand for the earnest money, the title company will give notice of the demand by providing to the other party a copy of the demand. If the title company does not receive written objection to the demand from the other party within 15 days after the date the title company sent the demand to the other party, the title company may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and the title company may pay the same to the creditors.
- C. The title company will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.
- D. If the title company complies with this Paragraph 18, each party hereby releases the title company from all claims related to the disbursement of the earnest money.
- E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to the title company are effective upon receipt by the title company.

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- F. Any party who wrongfully fails or refuses to sign a release acceptable to the title company within 7 days after receipt of the request will be liable to the other party for: (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
- G. ☐ Seller ☐ Buyer intend(s) to complete this transaction as a part of an exchange of like-kind properties in accordance with Section 1031 of the Internal Revenue Code, as amended. All expenses in connection with the contemplated exchange will be paid by the exchanging party. The other party will not incur any expense or liability with respect to the exchange. The parties agree to cooperate fully and in good faith to arrange and consummate the exchange so as to comply to the maximum extent feasible with the provisions of Section 1031 of the Internal Revenue Code. The other provisions of this contract will not be affected in the event the contemplated exchange fails to occur.

19. MATERIAL FACTS: To the best of Seller's knowledge and belief: *(Check only one box.)*

- ☐ A. Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TXR-1408).
- ☒ B. Except as otherwise provided in this contract, Seller is not aware of:
- (1) any subsurface: structures, pits, waste, springs, or improvements;
 - (2) any pending or threatened litigation, condemnation, or assessment affecting the Property;
 - (3) any environmental hazards or conditions that materially affect the Property;
 - (4) whether the Property is or has been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
 - (5) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants), or other pollutants or contaminants of any nature now exist or ever existed on the Property;
 - (6) any wetlands, as defined by federal or state law or regulation, on the Property;
 - (7) any threatened or endangered species or their habitat on the Property;
 - (8) any present or past infestation of wood-destroying insects in the Property's improvements;
 - (9) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
 - (10) any condition on the Property that violates any law or ordinance.

(Describe any exceptions to (1)-(10) in Paragraph 12 or an addendum.)

20. NOTICES: All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, sent by a national or regional overnight delivery service that provides a delivery receipt, or sent by confirmed facsimile transmission to the parties addresses or facsimile numbers stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

- ☒ A. Seller also consents to receive any notices by e-mail at Seller's e-mail address stated in Paragraph 1.
- ☒ B. Buyer also consents to receive any notices by e-mail at Buyer's e-mail address stated in Paragraph 1.

21. DISPUTE RESOLUTION: The parties agree to negotiate in good faith in an effort to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

22. AGREEMENT OF THE PARTIES:

- A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas. If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this

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contract shall not be affected thereby. All individuals signing represent that they have the authority to sign on behalf of and bind the party for whom they are signing.

- B. This contract contains the entire agreement of the parties and may not be changed except in writing.
- C. If this contract is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

D. Addenda which are part of this contract are: *(Check all that apply.)*

- ☒ (1) Property Description Exhibit identified in Paragraph 2;
- ☐ (2) Commercial Contract Financing Addendum (TXR-1931);
- ☐ (3) Commercial Property Condition Statement (TXR-1408);
- ☐ (4) Commercial Contract Addendum for Special Provisions (TXR-1940);
- ☐ (5) Notice to Purchaser of Real Property in a Water District (MUD);
- ☐ (6) Addendum for Coastal Area Property (TXR-1915);
- ☐ (7) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916);
- ☒ (8) Information About Brokerage Services (TXR-2501);
- ☐ (9) Information About Mineral Clauses in Contract Forms (TXR-2509);
- ☐ (10) Notice of Obligation to Pay Improvement District Assessment (TXR-1955, PID); and
- ☒ (11) **Exhibit A, Exhibit B**

(Note: Counsel for Texas REALTORS® has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by Texas REALTORS® are appropriate for use with this form.)

- E. Buyer ☒ may ☐ may not assign this contract. If Buyer assigns this contract, Buyer will be relieved of any future liability under this contract only if the assignee assumes, in writing, all obligations and liability of Buyer under this contract.

23. TIME: Time is of the essence in this contract. The parties require strict compliance with the times for performance. If the last day to perform under a provision of this contract falls on a Saturday, Sunday, or federal reserve bank holiday, the time for performance is extended until the end of the next day which is not a Saturday, Sunday, or federal reserve bank holiday.

24. EFFECTIVE DATE: The effective date of this contract for the purpose of performance of all obligations is the date the title company receipts this contract after all parties execute this contract.

25. ADDITIONAL NOTICES:

- A. Buyer should have an abstract covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a title policy.
- B. If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fees of the district before final execution of this contract.
- C. Notice Required by §13.257, Water Code: "The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before

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the execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property." The real property is described in Paragraph 2 of this contract.

- D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §33.135 of the Texas Natural Resources Code requires a notice regarding coastal area property to be included as part of this contract (*the Addendum for Coastal Area Property (TXR-1915) may be used*).
- E. If the Property is located seaward of the Gulf Intracoastal Waterway, §61.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract (*the Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916) may be used*).
- F. If the Property is located outside the limits of a municipality, the Property may now or later be included in the extra-territorial jurisdiction (ETJ) of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and ETJ. To determine if the Property is located within a municipality's ETJ, Buyer should contact all municipalities located in the general proximity of the Property for further information.
- G. Brokers are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine compliance with zoning, governmental regulations, or laws. Buyer should seek experts to perform such services. Buyer should review local building codes, ordinances and other applicable laws to determine their effect on the Property. Selection of experts, inspectors, and repairmen is the responsibility of Buyer and not the brokers. Brokers are not qualified to determine the credit worthiness of the parties.
- H. NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."
- I. PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller is required by §5.014, Property Code to give Buyer a written notice concerning the obligation to pay assessments. The form of the required notice is available as a part of the Notice of Obligation to Pay Improvement District Assessment (TXR-1955).
- J. LICENSE HOLDER DISCLOSURE: Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____.

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on January 6, 2025, the offer will lapse and become null and void.

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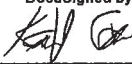
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+/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380

Commercial Contract - Unimproved Property concerning _____

READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation or recommendation as to the legal sufficiency, legal effect, or tax consequences of this document or transaction. **CONSULT** your attorney **BEFORE** signing.

Seller: _____	Buyer: _____
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">DocuSigned by:  38C74237DC6D4D9...</div>

By: _____	By: <u>G2 Equity Inc</u>
By (signature): 	By (signature): _____
Printed Name: <u>Daniel Caballero</u>	Printed Name: <u>Ronnie Gyani</u>
Title: <u>Owner</u>	Title: <u>President</u>

By: _____	By: _____
By (signature): _____	By (signature): _____
Printed Name: _____	Printed Name: _____
Title: _____	Title: _____

+/- 15 Acres on County Road 69 & 44 of Robstown, TX 78380

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AGREEMENT BETWEEN BROKERS

(use only if Paragraph 9B(1) is effective)

Principal Broker agrees to pay _____ (Cooperating Broker) a fee when the Principal Broker's fee is received. The fee to be paid to Cooperating Broker will be:

☐ \$ _____, or
☐ _____ % of the sales price, or
☐ _____ % of the Principal Broker's fee.

The title company is authorized and directed to pay Cooperating Broker from Principal Broker's fee at closing. This Agreement Between Brokers supersedes any prior offers and agreements for compensation between brokers.

Principal Broker: _____ Cooperating Broker: _____

By: _____ By: _____

ATTORNEYS

Seller's attorney: _____ Buyer's attorney: _____

Address: _____ Address: _____

Phone & Fax: _____ Phone & Fax: _____

E-mail: _____ E-mail: _____

Seller's attorney requests copies of documents, notices, and other information:

☐ the title company sends to Seller.
☐ Buyer sends to Seller.

Buyer's attorney requests copies of documents, notices, and other information:

☐ the title company sends to Buyer.
☐ Seller sends to Buyer.

ESCROW RECEIPT

The title company acknowledges receipt of:

☒ A. the contract on this day JAN. 6, 2025 (effective date);
☐ B. earnest money in the amount of \$ 5,000.00 in the form of Wire
on JANUARY 6, 2025.

Title company: Independence Title

Address: 5900 Stephens Mountain Cove

By: [Signature]

Address: BLD 2 STE 200 AUSTIN TX 78730

Assigned file number (GF#): 2500365-com

Phone & Fax: 512 765 7912; 512 767 6350

E-mail: dpharres@independencetitle.com

EXHIBIT A

+/- 15 Acres (hard corner) on County Road 69 & 44 of Robstown, TX 78380

Property ID: 200099772

Further described below.



EXHIBIT B

SPECIAL PROVISIONS ADDENDUM COMMERCIAL CONTRACT - UNIMPROVED PROPERTY

THIS SPECIAL PROVISIONS ADDENDUM ("**Addendum**") is attached to and made a part of that Commercial Contract — Unimproved Property (the "**Contract**") executed by **FOX TREE & LANDSCAPE NURSERY** a Texas Domestic Limited-Liability Company ("**Seller**"), and **G2 Equity, Inc.**, a New York Corporation ("**Buyer**"). All of the terms used herein shall have the same meanings ascribed to such terms in the Contract. In the event of a conflict or inconsistency between the provisions contained in the Contract and this Addendum, the provisions of this Addendum shall prevail.

1. Earnest Money Release.

a. Upon receipt of the fully executed Contract, Buyer shall deposit Five Thousand (\$5,000.00) in Earnest Money Deposit with the Escrow Agent under Paragraph 5A. If the Contract is not terminated on or before April 1, 2025, \$5,000.00 of the initial Earnest Money Deposit shall be (i) non-refundable to Buyer for any reason, including but not limited to, termination under Paragraph 7B of the Contract (but not including Paragraph 15C of the Contract), but (ii) shall remain applicable to the sales price if the transaction closes.

2. Feasibility Period/Financing Termination.

a. Should Buyer fail to make any timely earnest money deposits outlined in the Contract, Seller may terminate the Contract by providing written notice to Buyer.

b. It is the intent of Buyer and Seller that this Addendum serve as the only authorization needed for the Escrow Agent to release any earnest money funds required to be released to Seller or pursuant to the terms of this Addendum or the Contract.


3. Governmental Approvals. Buyer may, at its option and expense, prepare and submit applications for, and seek to obtain approval by the applicable governmental authorities and/or third parties of, approvals, permits, licenses, easements and agreements required for Buyer's intended development and use of the Property, including without limitation, those for utilities, zoning, special uses, building, construction, access, subdivision, platting, easements, ingress/egress easements, site construction and off-site improvements (collectively, the "Governmental Approvals"). Seller shall cooperate with Buyer in connection with the preparation of the applications and seeking the Governmental Approvals, including without limitation, Seller's timely execution and delivery of all applications, documents, and plats, provided that Seller shall not be obligated to incur any expense in connection therewith.

4. Representations and Warranties. Seller represents and warrants to Buyer that Seller is the owner of good and indefeasible fee simple title in and to the property, as each of their sole and separate property (as opposed to community property). Seller represents and warrants to Buyer that (a) there are no outstanding written or oral leases affecting the Property, and (b) no party has any rights with respect to any of the Property (whether by option to purchase, right of first refusal, contract, lease, or otherwise), nor will any party have any such rights at the time of closing, that ~~may prevent or interfere with Buyer taking title to, and exclusive possession of, all of the Property~~ at closing.
5. Closing and Extensions. Closing of the sale and purchase of the Property shall take place on or before July 31, 2025. Buyer shall have the right to extend the closing for up to three periods of thirty days by submitting an additional \$10,000 earnest money per period "Extension Fee"), which shall be immediately released to seller. Each Extension Fee shall be applicable to the sales price at closing.
6. Rollback Taxes. If (i) the sale contemplated hereby, (ii) a change in use or zoning of the Property, or (iii) a denial of special use valuation of the Property, would result in the assessment of additional ad-valorem taxes, penalties, or interest applicable to the Property for periods before closing, Buyer shall be responsible for payment of the same. This provision shall survive Closing.
7. Tax Credit Provisions. Notwithstanding anything to the contrary set forth in this Contract or otherwise, Seller hereby acknowledges that Buyer intends to apply for, syndicate and sell certain housing tax credits (whether under state or federal law, collectively, "Tax Credits") with the assistance of the Texas Department of Housing and Community Affairs. Seller hereby agrees to reasonably assist Buyer, at Buyer's sole cost and expense, in obtaining and submitting such information as is necessary to apply for or obtain the Tax Credits.
8. TDHCA Requirement. Notwithstanding any other provision of this Contract, Buyer shall have no obligation to purchase the Property, and no transfer of title to the Buyer may occur, unless and until Texas Department of Housing and Community Affairs (the "**Department**") has provided Buyer and/or Seller with a written notification that: (i) the Department has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other contingencies in this Contract, (A) the purchase may proceed, or (B) the purchase may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the purchase of the Property; or (ii) the Department has determined that the purchase is exempt from federal environmental review and a request for release of funds is not required.
9. Default/Notices. Notwithstanding the terms of Paragraph 15 and elsewhere in the Contract, neither Seller nor Buyer shall be deemed in default under the Contract until the non-defaulting party has delivered written notice of such default to the defaulting party and the defaulting party does not cure such default within ten (10) days of its receipt of said notice.
10. The terms of this Addendum are incorporated in and made a part of the Contract. If there is a discrepancy between the Contract and this Addendum, this Addendum shall control.
11. Seller may receive back-up offers prior to closing but has no rights to supersede or terminate the terms of this contract.

[Executed on the folowing page]

Seller:

**FOX TREE & LANDSCAPE
NURSERY**

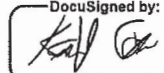
By: 
Daniel Caballero (Jan 3, 2025 17:38 CST)

Name: Daniel Caballero

Title: Owner

Buyer:

**G2 Equity, Inc.,
a New York Corporation**

By: 
38C74237DC6D4D9...
Name: RONNIE GYANI
PRESIDENT

Title:

Commitment for Title Insurance



Issued by Old Republic National Title Insurance Company

We (Old Republic National Title Insurance Company) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is

shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

Issued through the Office of:

Authorized Countersignatory

ORT Form T-7
Commitment for Title Insurance
Effective 1-3-2014

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

President

Attest

Secretary

**COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SCHEDULE A**

Effective Date: **October 12, 2025, 8:00 am**
Commitment No. **2500365-COM**, issued **October 22, 2025**

GF No. **2500365-COM**

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: **\$350,000.00**
PROPOSED INSURED: **G2 Equity, Inc., a New York corporation**
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
- f. OTHER
Policy Amount:
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
Fox Tree & Landscape Nursery, Inc., a Texas corporation

4. Legal description of land:
Being a tract of land stated to contain 7.50 acres, more or less, being a portion of the Mariano Lopez de Herrera Grant, A-606, Nueces County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

STATE OF TEXAS
COUNTY OF NUECES

Field notes of a 7.500 acre tract, called "Phase 1", out of a 34.60 acre tract, called a 35.90 acres, described in a deed recorded in Document No. 1999043378, Official Public Records Nueces County, Texas. Said 7.500 acre tract also being out of the "Mariano Lopez De Herrera" Survey, Abstract 606, Nueces County, Texas. Said 7.500 acre tract being more particularly described as follows:

BEGINNING at a PK nail set in the center of County Road 44, in the south line of said 35.90 acre tract, in the north line of Lot 5, Block 3, "Geo H. Paul Subdivision" as shown on a plat recorded in Volume "A", Page 81, Map Records Nueces County, Texas, and for the lower southeast corner of this survey, from **WHENCE** a cotton spindle found in the intersection of the centers of County Road 69 and County Road 44, for the southwest corner of a 40.51 acre tract as described in a deed recorded in Document No. 2021040879, Official Public Records of Nueces County, Texas, and for the southeast corner of said 35.90 acre tract, bears South 80°23'14" East, at a distance of 30.00 feet pass a PK nail found, and in all a total distance of 895.36 feet.

THENCE with the common line of the center of County Road 44, said 35.90 acre tract, said Lot 5, Block 3, and this survey, North 80°23'14" West, a distance of 30.00 feet to a cotton spindle found in the center of County Road 44, for the lower southeast corner of Lot 7, Block 6, "Nueces River Irrigation Park" as shown on a map recorded in Volume "A", Page 54, Map Records of Nueces County, Texas and for the southwest corner of this survey.

THENCE with the common line of said Lot 7, said 35.90 acre tract, and this survey, North 10°29'21" East, at a distance of 25.00 feet pass a 5/8" re-bar found as an offset in the north right of way of County Road 44, and in all a total distance of 1,656.87 feet to a 5/8" re-bar found for an inside corner of said Lot 7, for the northwest corner of said 35.90 acre tract, and for the northwest corner of this survey.

THENCE with the common line of said Lot 7, said 35.90 acre tract, and this survey, South 80°11'39" East, at a distance of 871.00 feet pass a point in the west right of way of County Road 69, and in all a total distance of 896.00 feet to a cotton spindle found in the center of County Road 69, for the northwest corner of said 40.51 acre tract, for the southwest corner of Lot 5, Block 5, of said "Nueces River Irrigation Park", and for the northeast corner of this survey.

THENCE with the common line of the center of County Road 69, said 35.90 acre tract, said 40.51 acre tract, and this survey, South 09°28'25" West, a distance of 317.36 feet to a PK nail set in the common line of the center of County Road 69, said 35.90 acre tract, said 40.51 acre, and for the upper southeast corner of this survey, from **WHENCE** a PK nail found in the center of the center of County Road 69, in the common line of said 35.90 acre tract and said 40.51 acre, bears South 09°28'25" West, a distance of 339.32 feet.

THENCE with an inside line of this survey, across said 35.90 acre tract, North 80°23'16" West, at a distance of 25.00 feet pass a 5/8" re-bar set as an offset in the west right of way of County Road 69, and in all a total distance of 871.66 feet to a 5/8" re-bar found for an inside corner of this survey.

THENCE with an inside line of this survey, across said 35.90 acre tract, South 10°29'21" West, at a distance of 1,311.45 feet pass a 5/8" re-bar set as an offset in the north right of way of County Road 44, and in all a total distance of 1,336.45 feet to the **POINT OF BEGINNING** of this tract, and containing 7.500 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day October 16, 2025 and is correct to the best of my knowledge and belief.

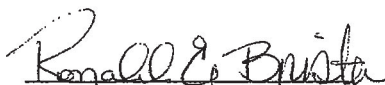

Ronald E. Brister, RPLS No. 5407
Date: October 21, 2025



Exhibit A

Bristler Surveying
 504 Oak Drive
 Corpus Christi, Texas 78411
 Phone: 361-538-1800
 Fax: 361-538-1802
 bristlersurveying@comcast.net
 Firm Registration No. 18972800

THIS SURVEY HAS BEEN PERFORMED WITHOUT
 THE BENEFIT OF A TITLE COMMITMENT.

SURVEY OF
 A 7.500 ACRE TRACT, CALLED "PHASE 1", BEING A PORTION OF A 34.60 ACRE TRACT, CALLED A 35.90 ACRES,
 DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 199904378, OFFICIAL PUBLIC RECORDS NUECES
 COUNTY, TEXAS, SAID 7.500 ACRE TRACT ALSO BEING OUT OF THE "MARIANO LOPEZ DE HERRERA" SURVEY,
 ABSTRACT 506, NUECES COUNTY, TEXAS.

LOT 7, BLOCK 6
 NUECES RIVER
 IRRIGATION PARK
 VOL. A, PG. 54
 M.R.N.C.T.

LOT 7, BLOCK 6
 NUECES RIVER
 IRRIGATION PARK
 VOL. A, PG. 54
 M.R.N.C.T.

LOT 5, BLOCK 5
 NUECES RIVER
 IRRIGATION PARK
 VOL. A, PG. 54
 M.R.N.C.T.

THIS SURVEY DOES NOT INCLUDE THE
 RESEARCH, INVESTIGATION, OR LOCATIONS OF
 ALL SERVITUDES, EASEMENTS, RIGHT OF WAY,
 OR UTILITIES ON THIS PROPERTY.

- NOTES:
- 1) TOTAL SURVEYED AREA IS 7.500 ACRES.
 - 2) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM (GPS) DATA.
 - 3) SETTING OF THIS DEED IS SUBJECT TO THE YELLOW PLASTIC CAP LABELED BRISTLER SURVEYING.
 - 4) A METES AND BOUNDS DESCRIPTION OF EQUAL AREA TO THE SURVEYED AREA IS AS FOLLOWS:
 - 5) THE ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.



Ronald E. Bristler
 RONALD E. BRISTLER, P.E., No. 5407
 DATE: OCTOBER 21, 2025

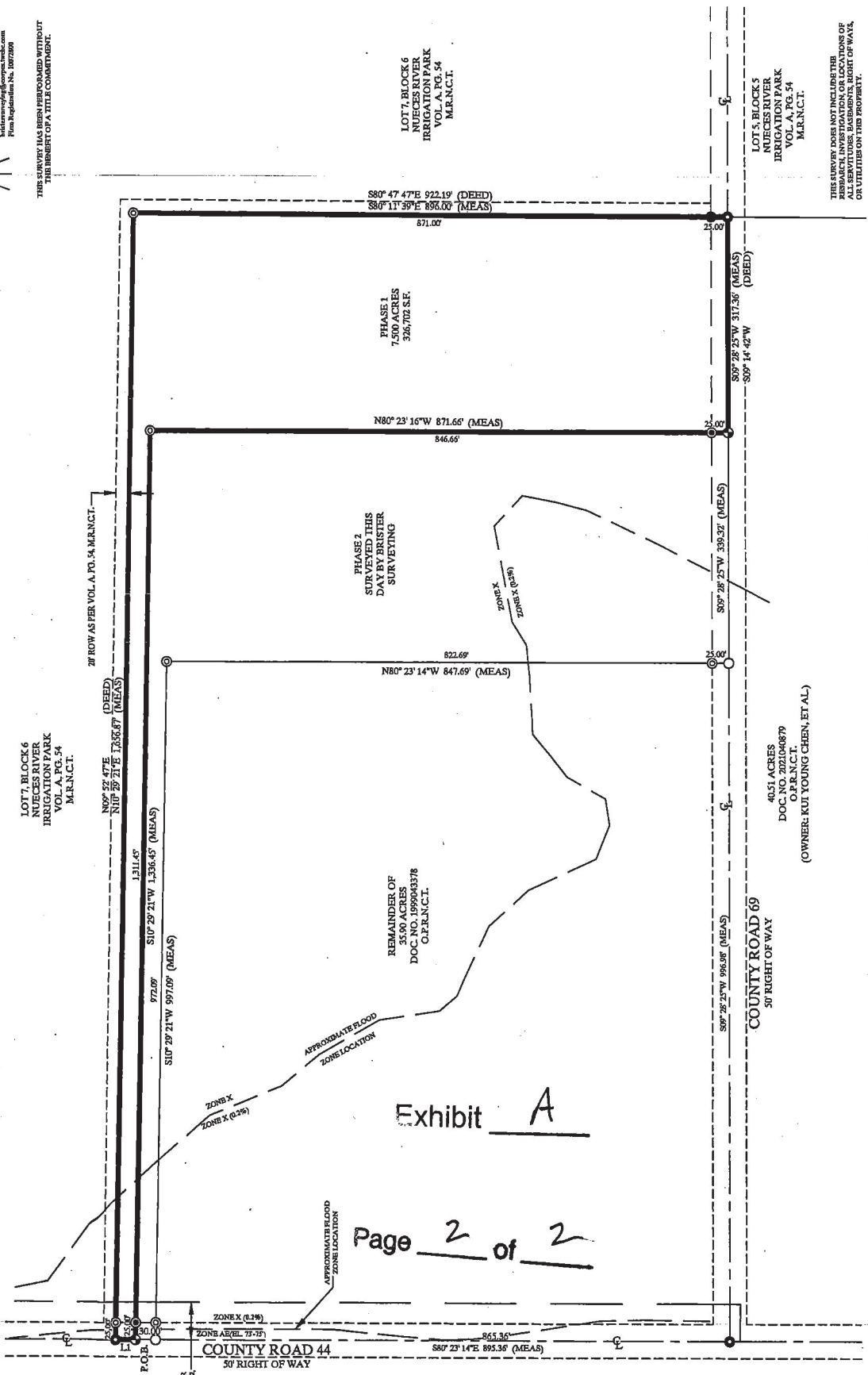


Exhibit A

Page 2 of 2

- = SETTING NAIL
- = FOUND P/NAIL
- ⊙ = SET 5/8" RE-BAR
- ⊗ = FOUND 5/8" RE-BAR
- ⊠ = FOUND COTTON-SPINDLE
- = PROPERTY CORNER NO ACCESS DUE TO WATER

BY GRANTING ONLY, THIS PROPERTY IS
 LOCATED WITHIN ZONE AE, X, & Y (0.25%) AS DETERMINED
 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
 COMMUNITY PANEL #6555 (08/01)
 DATED: OCTOBER 14, 2022
 AND IS NOT LOCATED IN A DESIGNATED 100
 YEAR FLOOD ZONE WITH A DEPTH OF 1' (SEE NOTE 1)



SCALE 1" = 100'

LOT 5, BLOCK 3
 GEO. H. PAUL SUBDIVISION
 VOL. A, PG. 81
 M.R.N.C.T.

L1 = N80° 23' 14" W 30.00' (MEAS)
 N80° 40' 13" W (DEED)

JOB NO. 251387

SCHEDULE B
EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

Item No. 1, Schedule B, is hereby deleted.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year **2026**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- .1 Rights of parties in and to portions of the land included within County Road 44 and within County Road 69 as such portions are shown and located on survey dated October 21, 2025 prepared by Ronald E. Brister, RPLS No. 5407 (the "Survey").**
- .2 Right of Way:**
 - Recorded: Volume 252, Page 200, Deed Records, Nueces County, Texas.**
 - To: Southern Pipe Line Corporation**
- .3 Easement for electric transmission or distribution line, together with supporting facilities:**
 - Recorded: Volume 959, Page 531, Deed Records, Nueces County, Texas.**
 - To: South Texas Electric Cooperative, Inc.**
- .4 Right of Way Easement**
 - Recorded: Volume 1063, Page 72, Deed Records, Nueces County, Texas.**
 - To: County of Nueces**
- .5 Intentionally Omitted.**
- .6 Intentionally Omitted.**
- .7 All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.**
- .8 All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the public records, whether they are listed in Schedule B or not, as provided by Sect. 2703.056(a) of the Texas Insurance Code.**

End of Schedule B.

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Requirement is made that the current title holder confirm that following described lien has not been renewed, and extended beyond the original stated maturity date and/or the debt secured by the below described lien has been previously paid in full:

Deed of Trust to secure a Note:
Recorded: Document No. 2007019319, Official Public Records, Nueces County, Texas
Grantor: Fox Tree & Landscape Nursery, Inc.
Trustee: Townes Mahaffey
Beneficiary: American Bank, N.A.
Amount: \$1,500,000.00
Dated: 3/30/2007
6. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of Fox Tree & Landscape Nursery Inc., a Texas corporation.
7. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of G2 Equity, Inc.. a New York corporation.
8. Company requires current titleholders to execute a satisfactory closing affidavit confirming what encumbrances on the property to be insured are known to the current titleholder as of the date of closing.

9. Requirement is made that the **ESCROW DISBURSEMENT PROTOCOL FOR WIRE TRANSFER OF FUNDS** as set forth on attachment C-1 be used for all receipt/disbursement of wired funds.
10. Good Funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks. Company reserves the right to require wired transfer of funds in accordance with Procedural Rule P-27 where immediate disbursement is requested.
11. **ARBITRATION:** The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. {The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}

Countersigned
Independence Title

By

A handwritten signature in black ink, appearing to be "J. King", is written over a horizontal line.



Independence Title

**5900 SHEPHERD MOUNTAIN COVE
BUILDING 2, SUITE 200
AUSTIN, TEXAS 78730
PHONE 512 454 4500**

ESCROW DISBURSEMENT PROTOCOL FOR WIRE TRANSFER OF FUNDS

No funds will be disbursed by title using wiring instructions that have not been verified by title by both separate written verification and phone verification acceptable to title.

Wiring verifications must be received/completed at least one business day prior to any such disbursement being made. Failure to complete to the satisfaction of title required verifications will result in delay of disbursement until satisfactory verifications are completed.

Any party wiring funds to title must verify title's wiring instructions by phone call to Whitney White, Regina Saldaña, Corinna Carmona, Dan Phares or Karen Burnett at 512 454 4500. Failure to verify title's wiring instructions could result in the uncompensated loss of wired funds.

ATTACHMENT C-1

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. 2500365-COM

Effective Date: **October 12, 2025, 8:00 am**

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

DIRECTORS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CRAIG R. SMIDDY
MICHAEL D. KENNEDY
JOHN ERIC SMITH
STEVEN J. BATEMAN
PETER B. MCNITT

JOHN M. DIXON
CHARLES J. KOVALESKI
GLENN W. REED
BARBARA ADACHI

STEVE R. WALKER
LISA J. CALDWELL
FREDERICKA TAUBITZ
SPENCER LEROY, III

OFFICERS OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CAROLYN J. MONROE, President & CEO
CURTIS J. HOFFMAN, Executive Vice President
DANA C. SOLMS, Executive Vice President
DANIEL M. WOLD, Executive Vice President, Secretary

CHRIS G. LIESER, Executive Vice President & CFO
MARK M. BUDZINSKI, Executive Vice President
BENEDICT CORBETT, Vice President & Treasurer
IVY ANDERSON, Executive Vice President

Shareholders owning or controlling, directly or indirectly, ten percent (10%) or more of the shares of Old Republic National Title Insurance Company: Old Republic Title Insurance Companies, Inc.-100%, a wholly owned subsidiary of Old Republic National Title Holding Company, a wholly owned subsidiary of Old Republic Title Insurance Group, Inc., a wholly owned subsidiary of Old Republic International Corporation.

2. The following disclosures are made by the Title Insurance Agent Secured Land Transfers, LLC dba Independence Title issuing this commitment:
 - (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium is as follows:
RE Closing Buyer Corp.
 - (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium is as follows:
Anywhere Integrated Services LLC
 - (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent are as follows:

Scott Storck, President; Donald J. Casey, Chief Executive Officer; H. Illene Topper, Senior Vice President and Chief Financial Officer; Michael P. Gozdan, Senior Vice President and Secretary; Marilyn J. Wasser, Executive Vice President and Assistant Secretary; Donald W. Evans, Jr., Executive Vice President; Lynette K. Gladdis, Senior Vice President and Assistant Secretary; Timothy B. Gustavson, Senior Vice President; Deborah Higgins, Senior Vice President; Seth I. Truwit, Senior Vice President and Assistant Secretary; Brian Alan Pitman, Vice President; Jay Fitzgerald, Vice President.
 - (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person

shall receive is disclosed in paragraph 3.

- (e) For purposes of this paragraph 2, "having, owning, or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	<u>\$0.00</u>
Loan Policy	<u>\$0.00</u>
Endorsement Charges	<u>\$0.00</u>
Other	<u>\$0.00</u>
Total	<u>\$0.00</u>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
---------------	----------------	---------------------

" *The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.

The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-678-1700 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is Issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.



Independence Title PRIVACY POLICY

Rev. 3/9/2021

FACTS	WHAT DOES INDEPENDENCE TITLE DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Independence Title chooses to share; and whether you can limit this sharing.	
Reasons we can share your personal information	Does share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes- to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes- information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes- information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Go to https://www.trgc.com/privacypolicy	

Who we are	
Who is providing this notice?	Independence Title
What we do	
How does Independence Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.
How does Independence Title collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes –information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies that are owned in whole or in part by Realogy Holdings Corp., such as Better Homes and Gardens® Real Estate, CENTURY 21®, Coldwell Banker®, Coldwell Banker Commercial®, The Corcoran Group®, ERA®, Sotheby's International Realty®, ZipRealty®, Realogy Brokerage Group LLC, Cartus and Realogy Title Group LLC.</i>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Independence Title does not share with nonaffiliates so they can market to you.</i>
Joint Marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or service to you.</p> <ul style="list-style-type: none"> • <i>Independence Title does not share with nonaffiliated financial companies for joint marketing purposes.</i>
Other Important Information	
For European Union Customers	Please see our Privacy Policy located at https://www.trgc.com/privacypolicy
For our California Customers	Please see our notice about the California Consumer Protection Act located at https://www.trgc.com/privacypolicy

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE _____

DATE _____

The Lantern at Robstown

TDHCA # 25177

Tab 22

Architectural Drawings



THE LANTERN AT ROBSTOWN

ROBSTOWN, NUECES COUNTY, TEXAS

INDEX TO DRAWINGS

- AP0 COVER SHEET
- AP1 BUILDING AND UNIT MATRIX
- AP2 PROPOSED SITE PLAN
- AP3 BUILDING PLANS
- AP4 1-BK & 2-BK UNIT PLANS
- AP5 COMMON AREA PLANS
- AP6 BUILDING EXTERIOR ELEVATIONS
- AP7 BUILDING EXTERIOR ELEVATIONS
- AP8 SAMPLE RENDERINGS

PROJECT LOCATION



SAMPLE EXTERIOR RENDERING

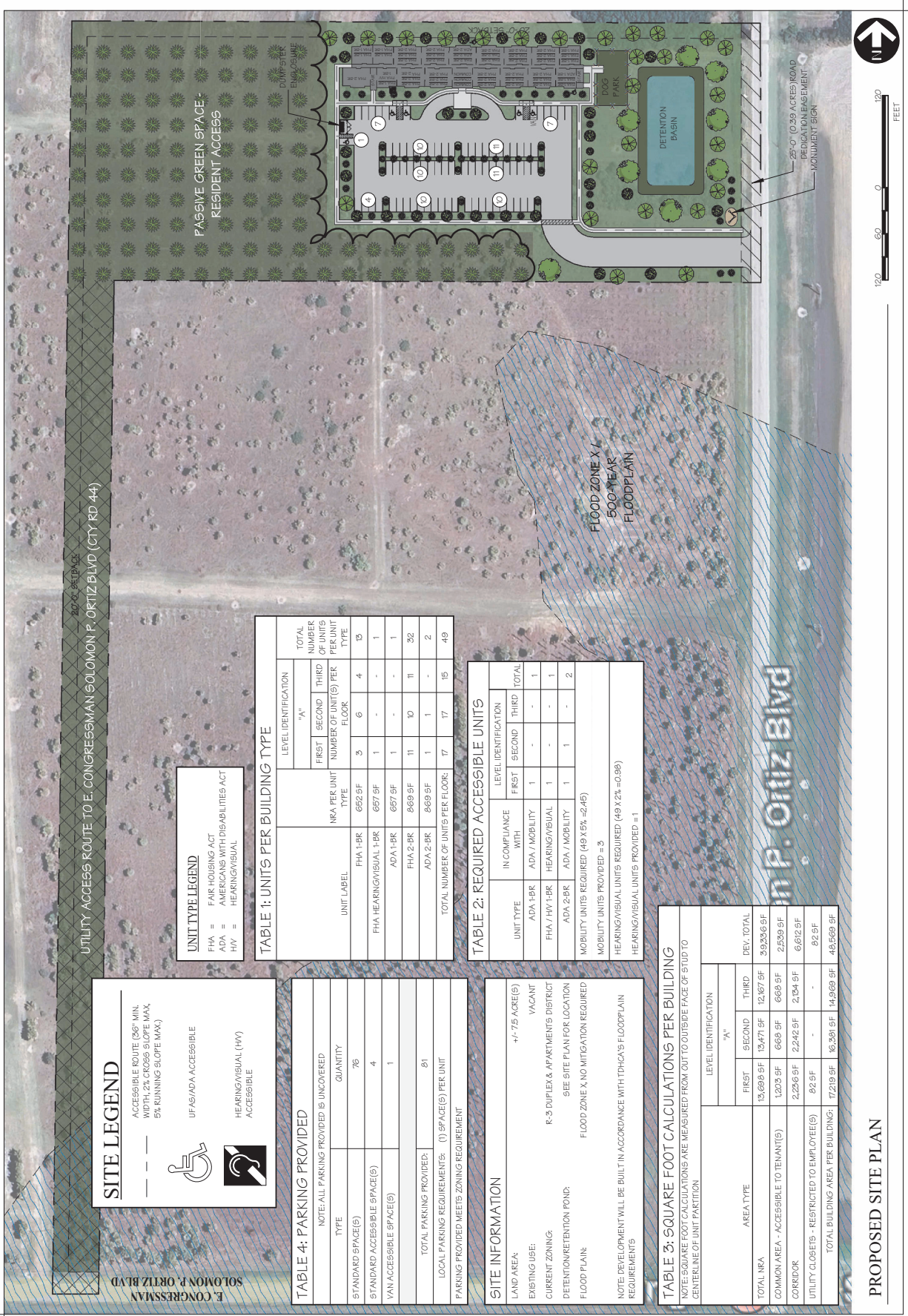


THE LANTERN AT ROBSTOWN
ROBSTOWN, NUECES COUNTY, TEXAS

AP0



NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDIOS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS												
UNIT LABEL	BEDROOM(S) PER UNIT		BATHROOM(S) PER UNIT		NEA PER UNIT			LEVEL IDENTIFICATION			TOTAL NUMBER OF LEVEL(S)	
								"A"			(3)	
								FIRST	SECOND	THIRD		
								NUMBER OF UNIT(S) PER FLOOR			NUMBER OF UNIT(S) PER UNIT TYPE:	TOTAL NRA
(15) 1-BK UNIT(S) 3%												
	FHA 1-BR	1	1	652 SF	3	6	4	13				8,476 SF
	FHA HEARING/HANDICAP 1-BR	1	1	657 SF	1	-	-	1				657 SF
	ADA 1-BR	1	1	657 SF	1	-	-	1				657 SF
(34) 2-BK UNIT(S) 65%												
	FHA 2-BR	2	1	569 SF	11	10	11	32				27,809 SF
	ADA 2-BR	2	1	569 SF	1	1	-	2				1,736 SF
TOTAL NUMBER OF UNITS PER FLOOR:												
TOTAL NRA PER FLOOR:												
TOTAL NUMBER OF UNITS PER FLOOR: 49												
TOTAL NRA PER FLOOR: 39,336 SF												
NON-RESIDENTIAL AREA:												
TOTAL												
INTERIOR CORRIDOR & STAIR AREA PER FLOOR:												
2,236 SF												
COMMON AREA - ACCESSIBLE TO TENANTS' AREA PER FLOOR:												
668 SF												
RESTRICTED TO EMPLOYEES AREA PER FLOOR:												
82 SF												
RESIDENTIAL BUILDING(S)												
TOTAL RESIDENTIAL AREA: 39,336 SF												
TOTAL NON-RESIDENTIAL AREA: 9,233 SF												
RESIDENTIAL BUILDING(S) TOTAL AREA: 48,569 SF												
TOTAL DEVELOPMENT AREA: 48,569 SF												



SITE LEGEND

ACCESSIBLE ROUTE (36" MIN. WIDTH, 2% CROSS SLOPE MAX, 5% RUNNING SLOPE MAX)

UP AS/ADA ACCESSIBLE

HEARING/VISUAL (HV) ACCESSIBLE

UNIT TYPE LEGEND

FHA = FAIR HOUSING ACT

ADA = AMERICANS WITH DISABILITIES ACT

H/V = HEARING/VISUAL

TABLE 1: UNITS PER BUILDING TYPE						
UNIT LABEL	NRA PER UNIT TYPE	LEVEL IDENTIFICATION				TOTAL NUMBER OF UNITS PER UNIT TYPE
		"A"			NUMBER OF UNIT(S) PER FLOOR	
		FIRST	SECOND	THIRD		
FHA 1-BR	652 SF	3	6	4		13
FHA HEARING/VISUAL 1-BR	657 SF	1	-	-		1
ADA 1-BR	657 SF	1	-	-		1
FHA 2-BR	869 SF	11	10	11		32
ADA 2-BR	869 SF	1	1	-		2
TOTAL NUMBER OF UNITS PER FLOOR:		17	17	15		49

TABLE 2: REQUIRED ACCESSIBLE UNITS

UNIT TYPE	IN COMPLIANCE WITH	LEVEL IDENTIFICATION			TOTAL
		FIRST	SECOND	THIRD	
ADA 1-BR	ADA / MOBILITY	1	-	-	1
FHA 1-BR	HEARING/VISUAL	1	-	-	1
ADA 2-BR	ADA / MOBILITY	1	1	-	2
MOBILITY UNITS REQUIRED (49 X 5% = 2.45)					
MOBILITY UNITS PROVIDED = 3					
HEARING/VISUAL UNITS REQUIRED (49 X 2% = 0.98)					
HEARING/VISUAL UNITS PROVIDED = 1					

TABLE 3: SQUARE FOOT CALCULATIONS PER BUILDING

NOTE: SQUARE FOOT CALCULATIONS ARE MEASURED FROM OUT TO OUTSIDE FACE OF STUD TO CENTERLINE OF UNIT PARTITION

AREA TYPE	LEVEL IDENTIFICATION			DEV. TOTAL
	FIRST	SECOND	THIRD	
TOTAL NRA	13,698 SF	13,471 SF	12,677 SF	39,846 SF
COMMON AREA - ACCESSIBLE TO TENANT(S)	1,203 SF	669 SF	669 SF	2,539 SF
CORRIDOR	2,296 SF	2,242 SF	2,194 SF	6,692 SF
UTILITY CLOSETS - RESTRICTED TO EMPLOYEE(S)	82 SF	-	-	82 SF
TOTAL BUILDING AREA PER BUILDING:	17,219 SF	16,381 SF	14,969 SF	48,569 SF

TABLE 4: PARKING PROVIDED

NOTE: ALL PARKING PROVIDED IS UNCOVERED

TYPE	QUANTITY
STANDARD SPACE(S)	76
STANDARD ACCESSIBLE SPACE(S)	4
VAN ACCESSIBLE SPACE(S)	1
TOTAL PARKING PROVIDED:	81
LOCAL PARKING REQUIREMENTS: (1) SPACE(S) PER UNIT	
PARKING PROVIDED MEETS ZONING REQUIREMENT	

SITE INFORMATION

LAND AREA: +/- .75 ACRE(S)

EXISTING USE: VACANT

CURRENT ZONING: R-3 DUPLEX & APARTMENTS DISTRICT

DETENTION/RETENTION POND: SEE SITE PLAN FOR LOCATION

FLOOD PLAIN: FLOOD ZONE X 1 NO MITIGATION REQUIRED

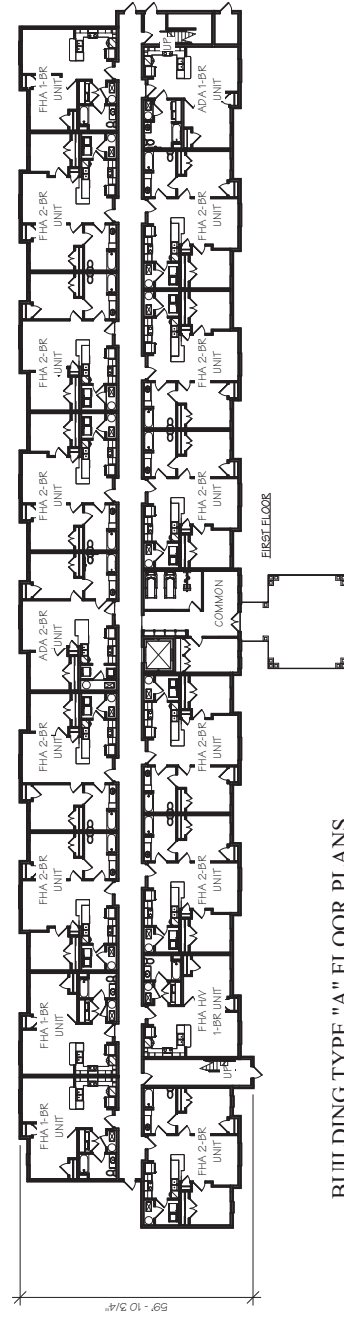
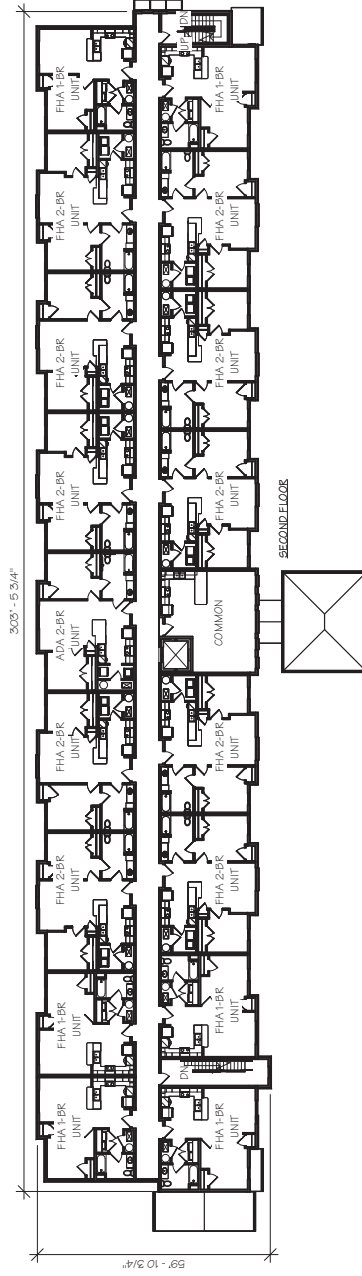
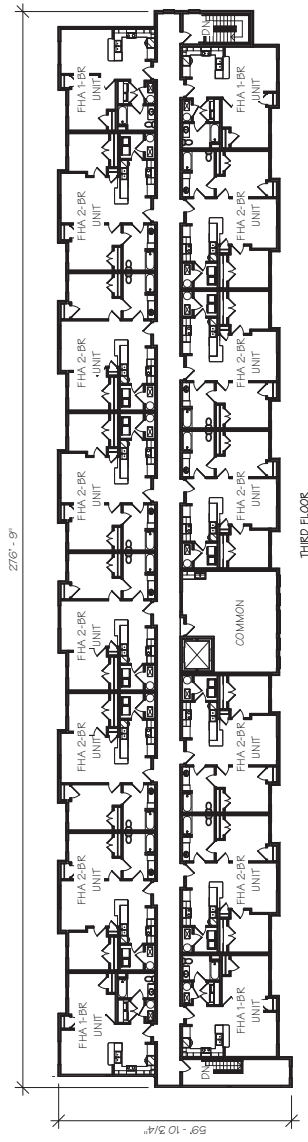
NOTE: DEVELOPMENT WILL BE BUILT IN ACCORDANCE WITH TDCAS FLOODPLAIN REQUIREMENTS

PROPOSED SITE PLAN



UNIT TYPE LEGEND	
FHA	= FAIR HOUSING ACT
ADA	= AMERICANS WITH DISABILITIES ACT
HV	= HEARING/VISUAL

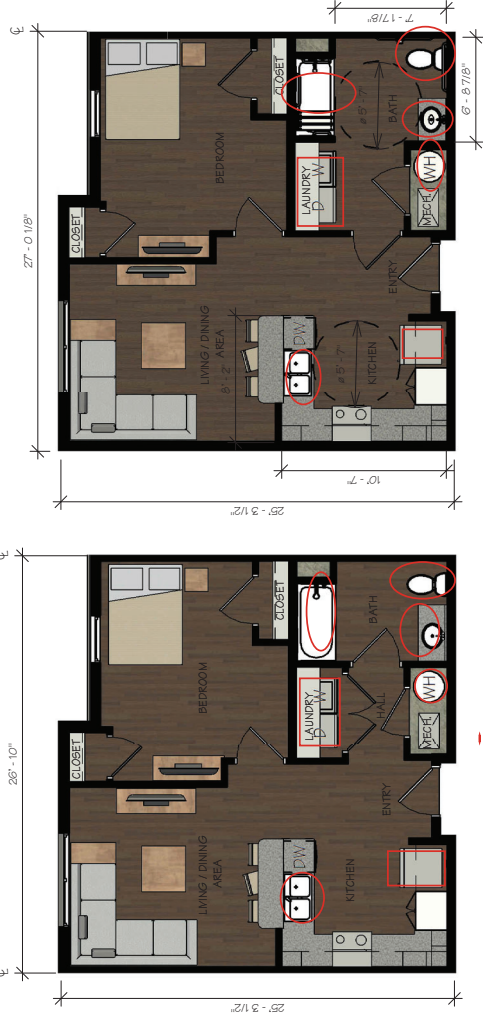
THE LANTERN AT ROBSTOWN ROBSTOWN, NUECES COUNTY, TEXAS 4P



BUILDING TYPE "A" FLOOR PLANS

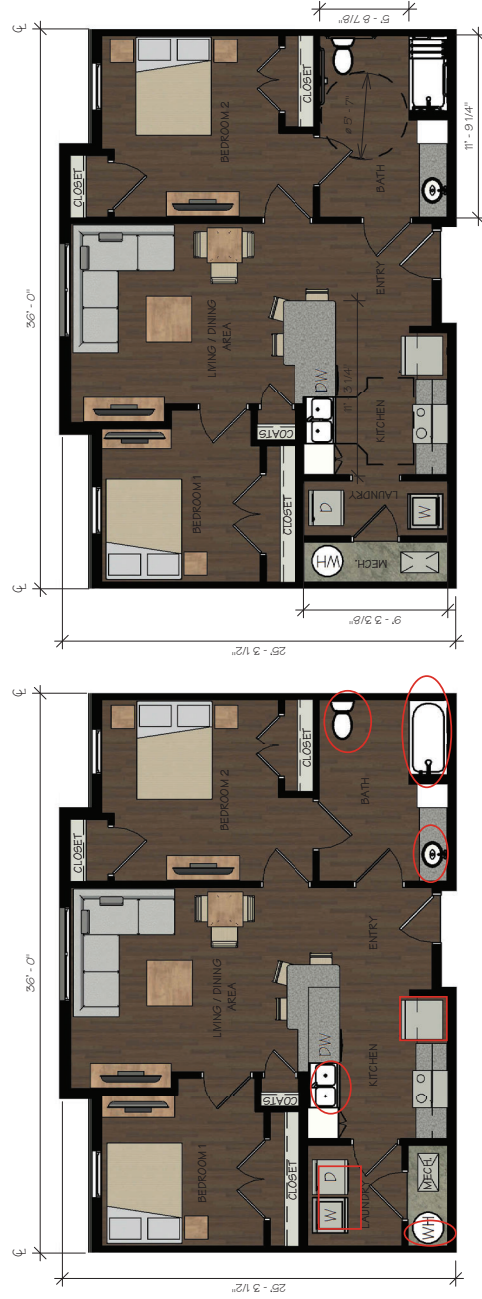
UNIT MATRIX			
NET RENTABLE AREA (NRA) - MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS			
UNIT LABEL	BEDROOM(S) PER UNIT		NRA PER UNIT
	BEDROOM(S) PER UNIT	BATHROOM(S) PER UNIT	
(15) 1-BR UNIT(S) 3%	FHA 1-BR	1 1	662 SF
	FHA HEARING/VISUAL 1-BR	1 1	667 SF
	ADA 1-BR	1 1	667 SF
(34) 2-BR UNIT(S) 69%	FHA 2-BR	2 1	969 SF
	ADA 2-BR	2 1	969 SF

THE LANTERN AT ROBSTOWN ROBSTOWN, NUECES COUNTY, TEXAS AP4



ADA 1-BR UNIT PLAN

FHA 1-BR UNIT PLAN



FHA 2-BR UNIT PLAN

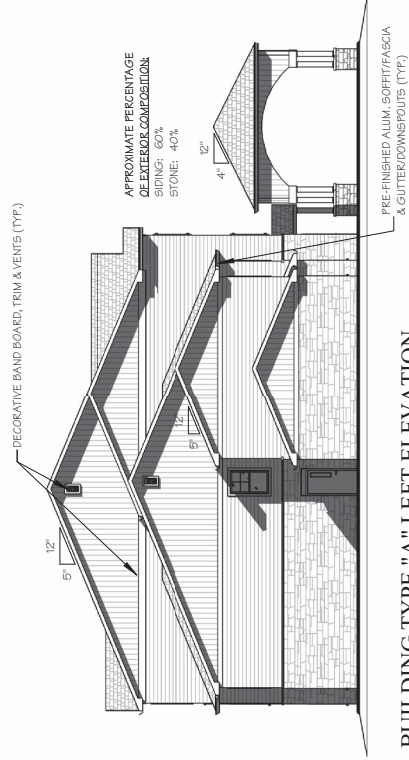
ADA 2-BR UNIT PLAN

TOTAL APPROXIMATE PERCENTAGE
OF EXTERIOR COMPOSITION:
SIDING: 57%
STONE: 43%

APPROXIMATE PERCENTAGE
OF EXTERIOR COMPOSITION:
SIDING: 64%
STONE: 36%



BUILDING TYPE "A" REAR ELEVATION



BUILDING TYPE "A" LEFT ELEVATION



AP8

THE LANTERN AT ROBSTOWN
ROBSTOWN, NUECES COUNTY, TEXAS



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OCTOBER 2025

SAMPLE EXTERIOR BUILDING



The Lantern at Robstown

TDHCA # 25177

Tab 23

Building Unit Configuration



[illegible]

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AD.

Specifications and Amenities (check all that apply)

Building Configuration (Check all that apply):	<input type="checkbox"/>	Single Family Construction	<input type="checkbox"/>	SRO	<input type="checkbox"/>	Transitional (per §42(i)(3)(B))	<input type="checkbox"/>	Duplex
	<input type="checkbox"/>	Scattered Site	<input type="checkbox"/>	Fourplex	<input checked="" type="checkbox"/>	> 4 Units Per Building	<input type="checkbox"/>	Townhome

Development will have:	x	Fire Sprinklers	x	Elevators	1	# of Elevators	1,000	Wt. Capacity
------------------------	---	-----------------	---	-----------	---	----------------	-------	--------------

	Free	Paid		Free	Paid	
Number of Parking Spaces(consistent with Architectural Drawings):			Shed or Flat Roof Carport Spaces			Detached Garage Spaces
			Attached Garage Spaces	81		Uncovered Spaces
			Structured Parking Garage Spaces			

If a waiver or variance of local code parking requirements has been requested, then evidence to that effect is submitted behind this tab.

Floor Composition/Wall Height:	<input type="text" value="100"/>	% Carpet/Vinyl/Resilient Flooring	<input type="text" value="9'"/>	Ceiling Height
	<input type="text"/>	% Ceramic Tile	<input type="text"/>	Upper Floor(s) Ceiling Height (Townhome Only)
	<input type="text"/>	% Other	Describe: <input type="text"/>	

DO NOT distinguish the HC or AV Units from other Units that are the same size/floor plan.

[illegible]

Net Rentable Square Footage from Rent Schedule: 39,336

Common Area Square Footage (MUST be consistent with Architectural Drawings. Include description of common area spaces in the box below for purposes of comparison at Cost Certification):

9,151

Common area includes 2,539 SF available to the tenants and the corridors and stair areas of 6,612 SF.

Note: 10 TAC §11.9(e)(2) allows 75 square feet of Common Area per unit to be added to NRA for scoring only if the Development is Supportive Housing and only if at least 50 square feet of each 75 square feet of the Common Area added is conditioned space.

The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: -

Use this number to calculate points for **Supportive Housing** under 11.9(e)(2) only if the conditions are met for the number above: 39,336

If a revised form is submitted, date of submission: _____

The Lantern at Robstown

TDHCA # 25177

Tab 23a

Mobility Units



Accessible Mobility Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

- (1) Distributed throughout the Unit types **AND** the Development; and
- (2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired **and an additional 2%** must be set aside for the hearing and/or visually impaired.

Mobility	Total Units	Required %	Calculated Units	Units Required	Units Proposed
Unit Description	49	5%	2.45	3	3
1-BR	15	5%	0.75		1
2-BR	34	5%	1.7		2
		5%	0		
		5%	0		
		5%	0		
	49		2.45		3

EXAMPLE:

Mobility	Total Units	Required %	Calculated	Units Required	Units Proposed
Unit Description	68		3.4	4	4
1/1 (874 sqft & 806 sqft)	28	5%	1.4		1
2/2 (950 sqft & 1008 sqft)	36	5%	1.8		2
3/2 (1120 sqft & 1190 sqft)	4	5%	0.2		1
D		5%	0		
E		5%	0		
	68		3.4		4

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.



Signature

Michael J. Kleffner

Printed Name

10/22/25

Date

Wallace Architects, LLC

Firm Name (If applicable)

The Lantern at Robstown

TDHCA # 25177

Tab 23b

HV Units



Accessible Hearing/Visual Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

- (1) Distributed throughout the Unit types AND the Development; and
- (2) Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired **and an additional 2%** must be set aside for the hearing and/or visually impaired.

NOTE (New Construction): If the calculation is equal to or more than the number of unit types, then each unit type should have at least a Hearing/Visual unit.

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	49	2%	0.98	1	1
1-BR	15	2%	0.3		1
2-BR	34	2%	0.68		0
		2%	0		
		2%	0		
		2%	0		
	49		0.98		1

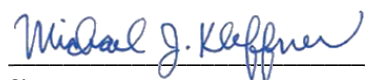
***NOTE:** If total is more than what is required, Applicant will select which to include under "Units Proposed"

EXAMPLE

Hearing/Visual	Total Units	Required %	Calculated Units	Units Required (Rounded)	Units Proposed
Unit Description	68	2%	1.36	2	2
1/1	28	2%	0.56		1
2/2	36	2%	0.72		1
3/3	4	2%	0.08		
D		2%	0		
E		2%	0		
	68		1.36		2

***NOTE:** Required is 2, but there are more than 2 Unit Types, Applicant selects which Unit(s) to include under Units Proposed.

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.



Signature

Michael J. Kleffner

Printed Name

10/22/25

Date

Wallace Architects, LLC

Firm Name (If applicable)

The Lantern at Robstown

TDHCA # 25177

Tab 23c

Parking



Accessible Parking Calculation

This worksheet is applicable to cases where ADA applies and all parking spaces are within a single parking lot. In cases where this worksheet cannot be used, create a certification specifying the types and numbers of parking spaces applicable, including standard and accessible parking for dwelling units and for amenities (e.g., office, mail kiosk, dumpster, pool, playground, etc.), and for each type of parking (e.g., surface spaces, carports, garages, etc.) for staff review. When creating your own parking certification, it is essential to state the number of standard parking spaces and accessible parking spaces (APSs) for dwelling units and for amenities and for each type of parking. Staff cannot review the proposal without this information. **Submit this worksheet or a comparable document certified by an accessibility professional.**

Instructions for Submitting Accessible Parking Information

When the number of parking spaces for Units is equal to or greater than number of Units:

If the number of parking spaces (surface spaces, carports, garages, etc.) is equal to or greater than the number of Units and all spaces are all on a single, unified parking lot, provide information for all sections of this form except the "Distribution of APSs Among the Various Types of Parking" section. Parking lots that are connected by accessible routes can be considered a single, unified lot.

When the number of parking spaces for Units is less than the number of Units:

If the number of parking spaces that serve residential Units is less than the number of Units, use only the last section of this Accessible Parking Calculation form, i.e., "Distribution of APSs Among the Various Types of Parking". The number of accessible parking spaces required will be the number indicated by ADA table 208.2.

When parking spaces are in more than one parking lot:

If parking spaces are in separate lots (e.g., on different Development Sites, or only accessible to each other by driving outside the Development Site to drive into the other lots) that are not connected by accessible routes, use whichever set of instructions above applies to each of the lots. These calculations must be made independently for each such parking lot. Use as many copies of this form as needed to create your parking certification.

Although Fair Housing Standards may apply in unusual circumstances, ADA Standards typically determine the required number of Accessible Parking Spaces (APSs). Links to the applicable accessibility rules are provided below.

ADA Design Manual, Ch. 2, Sec. 208: <https://www.ada.gov/regs2010/2010ADAStandards/2010ADAStandards.pdf>

FHA Design Manual Page 2.23: <https://www.huduser.gov/publications/pdf/fairhousing/fairch2.pdf>

Accessible Parking for Facilities and Amenities

In the yellow spaces below, identify the individual amenities served by an APS and/or groups of amenities in close proximity that share a single APS. In the space to the right, state the number of APSs designated to serve the amenity or group identified. If parking is provided at dumpsters, at least 1 dumpster must have an APS.

Amenity:	Identification of amenity, or amenities of a group, that the APS serves	APSs:
Office, etc.:	Trash Enclosure	1
Amenity 1:		
Amenity 2:		
Amenity 3:		
Amenity 4:		
Amenity 5:		
Total of Accessible Parking Spaces that Do Not Serve Dwelling Units:		1

Accessible Parking for Residential Units

Enter the information indicated below.

Total dwelling Units in the Development:		49
Total surface parking spaces (including non-residential):		81
Total carports (including non-residential):		
Total garages (including non-residential):		
Total parking spaces of all types:	Calculated from above:	81
Total APSs that serve non-residential purposes (i.e. office, amenities, etc.):	Calculated on prior page:	1
APSs for mobility accessible units (5% of unit count, if spaces are sufficient):	Calculated from above:	3
Parking spaces in excess of one per unit (if applicable):	Calculated from above:	32
APSs required in excess of one per mobility accessible unit:	Calculated from above:	1
Total APSs required (including dwelling units and facilities/amenities):	Calculated from above:	5

Distribution of APSs Among the Various Types of Parking

Developments having fewer than one parking space serving each dwelling unit should use this portion of the worksheet. Enter the number of APSs indicated by ADA Table 208.2 for the total number of parking spaces, i.e., surface spaces, carports, etc., including both amenity spaces and dwelling unit spaces.

Minimum number of surface parking spaces (include dwelling unit <u>and</u> amenity spaces) that must be APSs:	5
Minimum number of carports that must be APSs:	
Number of garages that must be APSs:	

APSs that Must Be Van Spaces

Total Van APSs required, including all types of spaces:	Calculated from above:	1
Minimum number of surface parking spaces that must be van APSs:	Calculated from above:	1
Minimum number of carports that must be van APSs:	Calculated from above:	0
Minimum number of garages that must be van APSs:	Calculated from above:	0

By signing below, I (WE) certify that the information above meets the requirements in the 2010 ADA Standards for Accessible Design Title III regulations at 28 CFR part 36, subpart D, and the 2004 ADA Accessibility Guidelines at 36 CFR part 1191, appendices B and D. There will be at least one accessible parking space per accessible unit located on the closest route to the accessible unit. For every 6 or fraction of 6 accessible spaces required, at least one will be van accessible. Accessible spaces will be dispersed amongst the parking types provided. Where parking for amenities or non-residents is provided, a sufficient number of accessible spaces will be provided.


Signature

Michael J. Kleffner
Printed Name

10/22/25

Date:

Wallace Architects, LLC

Firm Name (if applicable)

The Lantern at Robstown

TDHCA # 25177

Tab 47

Third Party Reports





SCALE: 1" = 100'

Brister Surveying
506 East Drive
Corpus Christi, Texas 78411
Phone: 361-856-1002
Fax: 361-856-1002
bristersurveying@corpusbrister.com
Firm Registration No. 1072800

THIS SURVEY HAS BEEN PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

SURVEY OF
A 7,500 ACRE TRACT, CALLED "PHASE 1", BEING A PORTION OF A 34.60 ACRE TRACT, CALLED A 35.90 ACRES, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 1999043378, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS, SAID 7,500 ACRE TRACT ALSO BEING OUT OF THE "MARIANO LOPEZ DE HERRERA" SURVEY, ABSTRACT 606, NUECES COUNTY, TEXAS.

LOT 7, BLOCK 6
NUECES RIVER
IRRIGATION PARK
VOL. A, PG. 54
M.R.N.C.T.

20' ROW AS PER VOL. A, PG. 54, M.R.N.C.T.

N89° 52' 47"E (DEED)
N10° 29' 21"E 1656.67' (MEAS)

1,311.45'
S10° 29' 21"W 1,336.45' (MEAS)

972.06'
S10° 29' 21"W 997.09' (MEAS)

55' ROW AS PER VOL. A, PG. 54, M.R.N.C.T.

50' RIGHT OF WAY
COUNTY ROAD 44

LOT 5, BLOCK 3
GEO. H. PAUL SUBDIVISION
VOL. A, PG. 81
M.R.N.C.T.

REMAINDER OF
35.90 ACRES
DOC. NO. 1999043378
O.P.R.N.C.T.

PHASE 2
SURVEYED THIS
DAY BY BRISTER
SURVEYING

PHASE 1
7,500 ACRES
336,702 S.F.

LOT 7, BLOCK 6
NUECES RIVER
IRRIGATION PARK
VOL. A, PG. 54
M.R.N.C.T.

S80° 47' 47"E 922.19' (DEED)
S80° 11' 39"E 896.00' (MEAS)
871.00'

N80° 23' 16"W 871.66' (MEAS)
846.66'

N80° 23' 14"W 847.69' (MEAS)
822.69'

ZONE X
ZONE X (0.2%)

APPROXIMATE FLOOD
ZONE LOCATION

ZONE X (0.2%)
ZONE AE (EL. 73'-75')

S80° 23' 14"E 895.36' (MEAS)
865.36'

COUNTY ROAD 69
50' RIGHT OF WAY

40.51 ACRES
DOC. NO. 2021040879
O.P.R.N.C.T.
(OWNER: KUI YOUNG CHEN, ET AL.)

S89° 28' 25"W 317.36' (DEED)
S89° 14' 42"W

LOT 5, BLOCK 5
NUECES RIVER
IRRIGATION PARK
VOL. A, PG. 54
M.R.N.C.T.

THIS SURVEY DOES NOT INCLUDE THE RIGHTS OF THE SURVEYOR OR ALL SURVEYED EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

NOTES:
1.) TOTAL SURVEYED AREA IS 7,500 ACRES.
2.) THE SURVEYED AREA IS BEING POSITIONED SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING, DATE ACCOMPANIES THIS SURVEY.
4.) 1/4" ANNUAL CHANCE FLOOD HAZARD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

● = SET PK-NAIL
○ = FOUND PK-NAIL
● = SET 5/8" RE-BAR
○ = FOUND 5/8" RE-BAR
● = FOUND COTTON-SPINDLE
● = PROPERTY CORNER NO ACCESS DUE TO WATER

L1 = N80° 23' 14"W 30.00' (MEAS)
N80° 40' 13"W (DEED)
BY GRAPHIC LOTTING ONLY, THE PROPERTY IS LOCATED WITHIN ZONE 2 (EL. 73'-75') AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 13083C, DATED OCTOBER 13, 2022.
AND IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE WITH A LIFE OF P.E. (SEE NOTES).



Ronald E. Brister
RONALD E. BRISTER, R.L.T. NO. 14650
DATE: OCTOBER 21, 2025

**STATE OF TEXAS
COUNTY OF NUECES**

Field notes of a 7.500 acre tract, called "Phase 1", out of a 34.60 acre tract, called a 35.90 acres, described in a deed recorded in Document No. 1999043378, Official Public Records Nueces County, Texas. Said 7.500 acre tract also being out of the "Mariano Lopez De Herrera" Survey, Abstract 606, Nueces County, Texas. Said 7.500 acre tract being more particularly described as follows:

BEGINNING at a PK nail set in the center of County Road 44, in the south line of said 35.90 acre tract, in the north line of Lot 5, Block 3, "Geo H. Paul Subdivision" as shown on a plat recorded in Volume "A", Page 81, Map Records Nueces County, Texas, and for the lower southeast corner of this survey, from **WHENCE** a cotton spindle found in the intersection of the centers of County Road 69 and County Road 44, for the southwest corner of a 40.51 acre tract as described in a deed recorded in Document No. 2021040879, Official Public Records of Nueces County, Texas, and for the southeast corner of said 35.90 acre tract, bears South 80°23'14" East, at a distance of 30.00 feet pass a PK nail found, and in all a total distance of 895.36 feet.

THENCE with the common line of the center of County Road 44, said 35.90 acre tract, said Lot 5, Block 3, and this survey, North 80°23'14" West, a distance of 30.00 feet to a cotton spindle found in the center of County Road 44, for the lower southeast corner of Lot 7, Block 6, "Nueces River Irrigation Park" as shown on a map recorded in Volume "A", Page 54, Map Records of Nueces County, Texas and for the southwest corner of this survey.

THENCE with the common line of said Lot 7, said 35.90 acre tract, and this survey, North 10°29'21" East, at a distance of 25.00 feet pass a 5/8" re-bar found as an offset in the north right of way of County Road 44, and in all a total distance of 1,656.87 feet to a 5/8" re-bar found for an inside corner of said Lot 7, for the northwest corner of said 35.90 acre tract, and for the northwest corner of this survey.

THENCE with the common line of said Lot 7, said 35.90 acre tract, and this survey, South 80°11'39" East, at a distance of 871.00 feet pass a point in the west right of way of County Road 69, and in all a total distance of 896.00 feet to a cotton spindle found in the center of County Road 69, for the northwest corner of said 40.51 acre tract, for the southwest corner of Lot 5, Block 5, of said "Nueces River Irrigation Park", and for the northeast corner of this survey.

THENCE with the common line of the center of County Road 69, said 35.90 acre tract, said 40.51 acre tract, and this survey, South 09°28'25" West, a distance of 317.36 feet to a PK nail set in the common line of the center of County Road 69, said 35.90 acre tract, said 40.51 acre, and for the upper southeast corner of this survey, from **WHENCE** a PK nail found in the center of the center of County Road 69, in the common line of said 35.90 acre tract and said 40.51 acre, bears South 09°28'25" West, a distance of 339.32 feet.

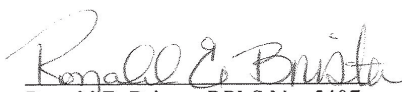
THENCE with an inside line of this survey, across said 35.90 acre tract, North 80°23'16" West, at a distance of 25.00 feet pass a 5/8" re-bar set as an offset in the west right of way of County Road 69, and in all a total distance of 871.66 feet to a 5/8" re-bar found for an inside corner of this survey.

THENCE with an inside line of this survey, across said 35.90 acre tract, South 10°29'21" West, at a distance of 1,311.45 feet pass a 5/8" re-bar set as an offset in the north right of way of County Road 44, and in all a total distance of 1,336.45 feet to the **POINT OF BEGINNING** of this tract, and containing 7.500 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day October 16, 2025 and is correct to the best of my knowledge and belief.


Ronald E. Brister, RPLS No. 5407
Date: October 21, 2025





PHASE I ENVIRONMENTAL SITE ASSESSMENT

**THE LANTERN AT ROBSTOWN
COUNTY ROAD 69 NEAR COUNTY ROAD 44
ROBSTOWN, TEXAS**

Prepared for:

Lantern at Robstown, LLC

and

Texas Department of Housing and Community Affairs

Prepared by:

Aspen Environmental, Inc.
Austin, Texas

Aspen Environmental Project 250777

July 2025

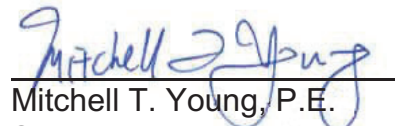
A Report Prepared for:

Texas Department of Housing and Community Affairs
and
Lantern at Robstown, LLC

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
THE LANTERN AT ROBSTOWN
COUNTY ROAD 69 NEAR COUNTY ROAD 44
ROBSTOWN, TEXAS**

Aspen Project 250777

Prepared by:



Mitchell T. Young, P.E.
Senior Environmental Engineer

ASPEN ENVIRONMENTAL, INC.
12407 North Mopac Expressway
Suite 250-251
Austin, Texas 78758
(512) 535-6815

July 24, 2025

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A	Regulatory Database Report
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C	Correspondence

1.0 SUMMARY

Aspen Environmental, Inc. (Aspen) performed a Phase I Environmental Site Assessment (ESA) of the 15-acre property located to the northwest of the intersection of County Road 44 and County Road 69 in Robstown, Texas. This property has historically been undeveloped or agricultural land and is located in an area currently characterized by other agricultural land. This property will be referred to hereafter in this report as “the subject site.”

1.1 FINDINGS AND OPINIONS

The following sections describe Aspen’s findings and provide general background information about the site. Findings include recognized environmental conditions, historical recognized environmental conditions, and *de minimis* quantities, as applicable to the site.

1.1.1 Historical Information

Based on interviews and Aspen’s review of available historical aerial photographs and topographic maps, the subject site has been mostly undeveloped agricultural land since the 1940s. No recognized environmental conditions were identified in our review of historical information for the subject property and nearby areas.

1.1.2 On-site Findings

A site reconnaissance visit and review of the site’s history were used to identify potentially hazardous substances and petroleum products at the subject site. Specific findings are summarized below.

- Our review of site conditions and history did not identify past or current environmental conditions. No hazardous materials were observed at the subject property.
- Based on Aspen’s review of agency records, the subject property does not appear on any agency databases reviewed.

1.1.3 Off-site Findings

Nearby properties are residential neighborhoods and small businesses. No environmental concerns were noted at nearby properties that would likely impact the subject property.

1.2 CONCLUSIONS AND RECOMMENDATIONS

Aspen has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of the proposed The Lantern at Robstown development property located to the northwest of the intersection of County Road 44 and County Road 69 in Robstown, Texas, "the property". Any exceptions or deletions from this practice are described in Section 2.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

No further environmental assessment is recommended at this time.

2.0 INTRODUCTION

2.1 PURPOSE

Aspen performed a Phase I ESA of the subject site. This report will be used to assist Texas Department of Housing and Community Affairs (TDHCA), Lantern at Robstown, LLC in understanding environmental conditions associated with the subject site's past and current use. Aspen performed this Phase I ESA in general accordance with the scope and limitations of the ASTM Standard Practice E 1527-21 *Phase I Environmental Site Assessments: Environmental Site Assessment Process*.

The purpose of this assessment is to assist the client in identifying "recognized environmental conditions" at the site. A recognized environmental condition is defined by the ASTM standard as:

"the presence or likely presence of *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 includes *hazardous substances or petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*."

2.2 REPORT ORGANIZATION

The following presents a listing of the remaining sections of this report:

- Section 3.0, **Site Setting**, summarizes information concerning the site's location, legal description (if available), current and proposed use of the site, a description of structures and improvements on site at the time of Aspen's assessment, and current uses of adjoining properties.
- Section 4.0, **Records Review**, is a compilation of Aspen's review of several databases available from federal, state, and local regulatory agencies regarding hazardous substance use, storage, or disposal at the site; and for off-site facilities up to a mile radius from the site, depending on the searched database. Environmental liens or activity and use limitations are included in this chapter. Relevant notes of interviews and/or telephone conversations performed by Aspen with people knowledgeable about the site (including the client and local regulatory personnel) are included in Section 7.0.

- Section 5.0, **History of the Site**, summarizes the history of the site and adjoining properties. This information is based on various sources, which may include a review of aerial photographs, Sanborn Fire Insurance Maps, city or suburban directories, historical topographic maps, building department records, previous assessments, and a chain-of-title/preliminary title report (if provided by the client).
- Section 6.0, **Site Reconnaissance**, describes Aspen's site observations during the site reconnaissance. The methodology used and limiting conditions are described.
- Section 7.0, **Interviews**, is a summary of telephone and personal interviews conducted with "Key Managers" that may include the owner/manager of the facility, occupants/tenants, local government officials, and the client. Additional interview sources may be contacted if "Key Managers" are not available prior to production of this report, and include adjacent landowners and people with historical knowledge of the area.
- Section 8.0, **Environmental Professional Statement**, contains qualifications information about the environmental professional who prepared this report.
- Section 9.0, **References**, is a summary of the resources used to compile this report.

Discussion of on-site and off-site findings and our conclusions are provided in Section 1.0 and Section 2.0 includes a report introduction and the limitations associated with the assessment. Pertinent documentation regarding the site is included in the Appendices of this report.

2.3 LIMITATIONS AND EXCEPTIONS

Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. This report is a qualitative assessment. Aspen offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the client understand and better manage risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service that will provide them with an acceptable level of risk.

Aspen performed this environmental assessment in general accordance with the guidelines set forth in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (Designation E-1527-21). No warranty, either express or implied, is made. This Phase I ESA does not incorporate considerations such as wetlands/ecological resources/endangered or threatened species evaluations. Environmental issues not specifically addressed in the report were beyond the scope of our services and not included in our evaluation.

Land use, site conditions (both on the site and off of the site), and other factors will change over time. Since site activities and regulations beyond our control could change at any time after the

completion of this report, our observations, findings, and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance (per ASTM Standard E 1527-13, Section 4.6).

This report has been prepared for the exclusive use of Lantern at Robstown, LLC under mutually agreeable terms and conditions. No other parties may rely on this report without the express written permission of Aspen and Lantern at Robstown, LLC. We understand that this report will be used as part of an application package for evaluation by the Texas Department of Housing and Community Affairs (TDHCA). The TDHCA may also rely upon this report as part of their evaluation.

Aspen Environmental has read and understands the requirements of Section 11.305 of the QAP, as prepared by the TDHCA Real Estate Analysis Division. This report has been prepared in accordance with these sections and rules. Any person signing the report acknowledges that the Department may publish the full report on the Department's website, release the report in response to a request for public information and make other use of the report as authorized by law.

Aspen Environmental, as preparer this ESA report, will not materially benefit from the Development in any other way than receiving a fee for performing the Environmental Site Assessment, and this fee is in no way contingent upon the outcome of the assessment.

All persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on TDHCA's website, release the report in response to a request for public information and make other use of the report as authorized by law.

3.0 SITE SETTING

The site setting is presented to summarize general conditions observed during our assessment including site improvements and surrounding land uses. The site location is shown on Figure 1. Tables 1 through 5 provide the physical characteristics of the site and bordering properties.

3.1 LOCATION AND LEGAL DESCRIPTION

The information presented in Table 1 describes the physical location and legal description of the site. This information was obtained from maps, public records, and interviews.

TABLE 1
LOCATION AND PROPERTY INFORMATION

SITE LOCATION	Northwest of the intersection of County Road 44 and County Road 69 in Robstown, Texas
ACREAGE	15.000 acres
OWNER	Fox & Tree Landscape Nursery
PROPERTY LEGAL DESCRIPTION	<i>A 15.000 acre tract out of a called 35.90 acre tract, as described in a deed recorded in Document 1999043378, Official Public Records, Nueces County, Texas. Said 15.208 Acre tract, also being out of the Mariano Lopez de Herrera Survey, A-606, Nueces County, Texas</i>

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

The subject site is located in an area characterized generally by other agricultural properties.

3.3 CURRENT/PROPOSED USE OF THE PROPERTY

The subject site presently consists of 15 acres located to the northwest of the intersection of County Road 44 and County Road 69 near Robstown, Texas. The property is currently undeveloped with grasses and palm trees. The subject site's current and proposed uses are summarized in Table 2.

TABLE 2
CURRENT/PROPOSED USES

CURRENT USE	The subject property is undeveloped agricultural land. The current owner is cultivating palm trees at the property.
PROPOSED USE	The Lantern at Robstown LLC intends to develop the property with an affordable senior housing community.

3.4 DESCRIPTION OF STRUCTURES/IMPROVEMENTS

Structures and/or improvements observed on the subject site at the time of Aspen's site reconnaissance are described in Table 3. Photographs 1 through 6 show various views of the subject property.

TABLE 3
STRUCTURES/IMPROVEMENTS

	GENERAL OBSERVATIONS
STRUCTURES	No structures are present on the subject property.
IMPROVEMENTS	No other improvements were noted on the subject property, other than stands of palm trees.

3.5 CURRENT USES OF ADJOINING PROPERTIES

Aspen performed a drive-by survey of the parcels adjoining the subject site on the same day as the site reconnaissance. A summary of the surrounding properties is presented in Table 4.

TABLE 4
SURROUNDING PROPERTIES

NORTH	The subject property is bordered on the north side by additional agricultural property, including more land used for growing palm trees.
EAST	The subject property is bordered on the east side by County Road 69 and additional agricultural land. Light industrial properties were noted further to the east, including a propane sales company and an industrial waste treatment facility.
SOUTH	The subject property is bordered on the south side by additional palm tree growth areas and County Road 44. Agricultural properties were noted to the south of CR44.
WEST	The subject property is bordered on the west side by additional agricultural property, including more land used for growing palm trees. Cattle were also grazing on the adjacent property to the west.
SUMMARY	The general use of properties in the area of the subject property is mostly agricultural in nature.

3.6 PHYSICAL SETTING

Table 5 presents information about the physical setting of the site. This information was obtained from published data or maps, interviews with public agencies, and/or from previous investigations performed by Aspen in the vicinity of the site. References are provided in Section 9.0.

TABLE 5
PHYSICAL SETTING

PARAMETER	INFORMATION/COMMENTS	SOURCE
REGIONAL GEOLOGY	The subject property is located over clay, silt, and sand deposits of the Pleistocene age Beaumont Formation. The Beaumont Formation is one of many formations that comprise the Coastal Lowlands aquifer system. The lithology of the Beaumont Formation reflects three depositional environments - alluvial plain, transitional (delta, lagoon, and beach), and marine (continental shelf). The gradual subsidence of the depositional basin and the relative rise of the land surface caused the deposits to thicken toward the Gulf of Mexico. In addition, oscillations of the ancient shoreline have resulted in a complex, overlapping mixture of sand, silt, and clay.	<i>Geologic Atlas of Texas – Corpus Christi Sheet, University of Texas at Austin, Bureau of Economic Geology, 1975</i>
ELEVATION	The subject property elevation is about 76 feet above the National Geodetic Vertical Datum of 1929. The local topographic gradient slopes gently down to the southeast.	U.S. Geological Survey, 7.5-minute topographic maps of Annville and Robstown, Texas, dated 2019
SOIL TYPES	<p>Others have mapped surface soils at the subject property as Orelia fine sandy loam and Victoria clay.</p> <p>The Orelia series consists of very deep, well drained, slowly permeable soils that formed in loamy fluviomarine deposits of Pleistocene age. These nearly level soils are on flats on coast plains. Slope ranges from 0 to 3 percent.</p> <p>The Victoria series consists of very deep, well drained, very slowly permeable soils that formed in clayey deltaic and marine sediments in the Beaumont Formation of Late Pleistocene age. These nearly level to very gently sloping soils are on the South Texas coastal plain. Slope ranges from 0 to 3 percent.</p>	<i>Soil Survey of Nueces County, Texas, USDA, reviewed online at Natural Resources Conservation Service Web Soil Survey</i>

3.7 HYDROGEOLOGIC CONDITIONS

Information regarding hydrogeologic conditions is summarized in Table 6 below and supports our assessment of the potential for contaminants from nearby off-site locations to migrate towards the subject site.

TABLE 6
GROUNDWATER INFORMATION

PARAMETER	INFORMATION/COMMENTS	SOURCE
DEPTH TO LOCAL GROUNDWATER	Shallow groundwater is anticipated to be encountered within about 10 to 25 feet of the ground surface in this area of Robstown. Fluctuations of the groundwater level, localized zones of perched water, and soil moisture content should be anticipated during and following the rainy season. Irrigation of landscaped areas on or adjacent to the site can also cause a fluctuation of local groundwater levels.	Public information and general knowledge
REGIONAL AQUIFER INFORMATION	The Beaumont Formation is a unit of the Chicot Aquifer (classified as Permeable Zones A and B of the Coastal Lowlands aquifer system). The aquifer is recharged by direct infiltration of precipitation on aquifer outcrop areas. With the exception of shallow ground-water zones, the ground water is under confined conditions. Producing fresh water sands range in thickness from zero feet at the updip limit of the aquifer to hundreds of feet thick near the Gulf of Mexico.	<i>Ground Water Atlas of the United States – Segment 4: Oklahoma, Texas;</i> USGS Hydrologic Investigations Atlas 730-E, 1996
REGIONAL GROUNDWATER FLOW DIRECTION	The regional topographic gradient slopes down to the southeast. Based on topographic clues, the groundwater flow direction at the subject site is assumed to be to the southeast.	USGS, 7.5-minute topographic maps of Robstown and Annville, Texas, dated 2019
FLOOD PLAIN	Much of the subject property is mapped as “Zone X”, a minimal risk area outside the 1-percent and 2-percent-annual-chance floodplains. The southern portion is shaded as being within the 500-year floodplain. The current building plans include development of the northern portion of the property, in Zone X. Further evaluation by a site-specific surveyor can provide more information for development.	Flood Hazards Map 483355C0260G dated October 13, 2022; Federal Emergency Management Agency

NOTE: Groundwater flow direction is based on regional information sources. Site-specific conditions may vary due to a variety of reasons including geologic anomalies, utilities, nearby pumping wells (if present), and other factors.

3.8 RADON GAS

Radon is an odorless, colorless, naturally occurring radioactive gas that is produced from the radioactive decay of radium. Radon further decays into radioactive, chemically reactive particles that can attach themselves to other particles such as dust in a home environment. If inhaled, these radioactive particles may cause damage to lung tissues and increase the risk of lung cancer. The EPA has established a threshold level of concern of 4 picocuries per liter of air (pCi/L). We reviewed information from the Texas Indoor Radon Survey for information about the potential for radon gas accumulation near Corpus Christi. According to the Texas Department of Health and EPA, 19 samples were collected in Nueces County and the mean

indoor radon concentration was 0.6 pCi/L. The high reading was 2.1 pCi/L and the low was less than 0.5 pCi/L. Based on this information, the risk for radon gas accumulation is considered low for the subject property. No additional radon gas testing is recommended at this time.

3.9 WETLANDS

The U.S. Fish and Wildlife Service (USFWS) Wetlands Online Mapper was consulted to identify mapped wetlands in the area. The USFWS data map (see Figure 5) does not indicate mapped wetlands at the subject property. No wetlands features were observed or mapped on the subject property. The nearest wetlands features appear to be man-made ditches to the south of County Road 44.

3.10 NOISE SOURCES

The subject property is located in a predominantly agricultural area, away from industrial zones, military or civilian airports, active rail lines and other sources of excessive noise. Nueces County Airport is about three miles southwest of the property. We do not recommend a noise study (per Housing and Urban Development – HUD guidelines) to evaluate potential noise sources that may affect construction design and materials.

3.11 VAPOR INTRUSION

Aspen performed a vapor encroachment screening in accordance with ASTM Standard E2600-10. The subject property is undeveloped and no on-site or nearby sources of vapor intrusion were observed or reported.

3.12 OIL AND GAS PIPELINES, WELLS OR FACILITIES

Our regulatory review and reconnaissance activities did not identify oil, gas or chemical pipelines, processing facilities, storage facilities or other potentially hazardous explosive activities on-site or in the general area of the site that could potentially adversely impact the proposed development. An underground natural gas supply line was noted along County Road 44 to the south of the property.

3.13 TESTING FOR OTHER ENVIRONMENTAL ISSUES

The subject property is undeveloped with no structures. As such, testing for asbestos, lead paint or lead in drinking water is not recommended.

4.0 RECORDS REVIEW

4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

The purpose of the records review is to obtain and review records that would help to evaluate recognized environmental conditions in connection with the site and bordering properties. Aspen reviewed databases available from the federal, state, and local regulatory lists. The database extraction was performed by Environmental Risk Information Services (ERIS), and the results are summarized below in Table 7, and a map of identified facilities is included as Figure 3. The entire ERIS report is included in Appendix A.

ERIS utilizes a geographical information system to plot the locations of reported incidents. This information is reviewed by Aspen to help establish if the site or nearby properties have been included in the noted databases and lists. The ERIS report includes maps that show the locations of the affected properties with respect to the site and a summary of pertinent information for these properties. The summaries include the name of the responsible party, the property address, the distance and direction from the approximate center of the subject site, and the databases and lists on which the property appear.

Due to lack of sufficient address information, ERIS was unable to map several facilities with reported releases. These “unmappable” sites were reviewed to identify nearby facilities of concern. No nearby facilities included on the unmappable list are considered environmental concerns.

TABLE 7
RECORDS REVIEW - SEARCH DISTANCE FINDINGS

Database	Search Radius	Total Number of Facilities Listed	Number of Upgradient or Adjacent Facilities Listed	Subject Site Listed?
FEDERAL				
NPL (National Priority List)	Site and one mile	0	0	No
CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Act Information System)	Site and 0.5 mile	0	0	No
CERCLIS NFRAP (No Further Remedial Action Planned)	Site and Adjacent	0	0	No
RCRA (Resource Conservation and Recovery Act) CORRACTS (Corrective Actions Site)	Site and one mile	0	0	No
RCRA non-CORRACTS TSD (Transfer Storage and Disposal)	Site and 0.5 mile	1	0	No
RCRA Generators	Site and Adjacent	0	0	No
ERNS (Emergency Response Notification System)	Site and Adjacent	0	0	No
STATE				
Underground Storage Tank (UST)	Site and Adjacent	0	0	No
Leaking UST (LUST)	Site and 0.5 mile	0	0	No
Solid Waste Facilities/Landfills (SWF/LF)	Site and 0.5 mile	2	0	No
State CERCLIS/Voluntary Cleanup/Uncontrolled Sites	Site and one mile	0	0	No

Subject Site

The subject site address is not included on any of the regulatory databases researched and listed above.

Surrounding Area

Three listed sites were identified in the surrounding area within each list's specified search distance, as summarized below.

Resource Conservation and Reauthorization Act (RCRA) Subject to Corrective Action Sites

The U.S. EPA manages the RCRA program to monitor generation and disposal of hazardous wastes. Facilities that have registered and reported waste generation and disposal are subject to compliance inspections and enforcement by the EPA. After compliance evaluations, some

facilities are subject to corrective action and these facilities are documented in this EPA database. One facility was identified within one mile of the subject site as summarized below.

Facility Name and Address	Distance and Direction from Subject Property	Database Comments
Baldwin Waste Oil Company County Road 44	0.87 mile west	This former waste oil processing facility was identified for clean-up by federal and state agencies in 1998. The RCRA records indicate this site has medium priority for corrective action. State Superfund records indicate that the facility is cleanup is completed and it is currently in the operations and maintenance phase of the state program.

Based on the distance and current regulatory status, the listed RCRA site is not a recognized environmental condition for the subject property.

Municipal Solid Waste Facility/Landfills (SWF/LF)

The Texas Commission on Environmental Quality (TCEQ) maintains this list of facilities that are registered as landfills or other waste-handling facilities. Two sites appear on the SWF/LF list within 0.5 mile of the subject property. Information about these sites is summarized below.

Facility Name and Address	Distance and Direction From Subject Property	Database Comments
Midstate Environmental Services 2203 Tower Road	0.36 mile east	This former used oil/wastewater treatment facility had an initial release in 1996, follow-up investigations, and various violations and enforcement actions up until 2021. The license for this facility was revoked and all enforcement has been from the State.
Safety-Kleen Systems 2203 Tower Road	0.36 mile east	A new license as a medical waste transfer facility is shown as pending at this facility.

Both listed SWF/LF facilities are at the same address about 0.36 mile to the east . Based on the current regulatory status and distance of the listed SWF/LF facility, they should not be considered recognized environmental conditions for the subject property.

“Orphan” Sites

Due to lack of sufficient address information, ERIS was unable to map several facilities with reported releases. This “orphan” sites list was reviewed to identify nearby facilities of concern. Based on available information, no nearby incidents or facilities included on the orphan sites list are considered environmental concerns.

4.2 USER-PROVIDED INFORMATION

No previous environmental documents were provided by the user for review.

5.0 HISTORICAL USE OF THE PROPERTY AND ADJOINING PROPERTIES

The history of the site was researched to identify obvious uses of the site from the present to first developed use, or back to 1940; whichever is earlier, from readily available resources. Table 8 summarizes the availability of information reviewed during this assessment.

TABLE 8 - HISTORICAL SOURCES

	Years reviewed	Availability
AERIAL PHOTOGRAPHS	1938, 1950, 1961, 1975, 1985, 1990, 1995, 2008, 2014, 2022	Historical aerial photographs from U.S. Geological Survey (USGS), Texas Department of Transportation, Agricultural Stabilization and Conservation Service (ASCS), and U.S. Department of Agriculture (USDA), Google Earth
SANBORN FIRE INSURANCE MAPS	None available	A review of available maps indicates that the subject property area is not included in mapped coverage.
HISTORICAL TOPOGRAPHIC MAPS	2019	USGS topographic maps of Robstown North and Robstown South, Texas

5.1 AERIAL PHOTOGRAPHY

Historical aerial photographs were reviewed to evaluate past land use at the site and in the surrounding area. Aerial photographs going back to 1938 were available for this report. Copies of the aerial photographs are provided in Appendix B. The summary of the aerial photograph review is presented in Table 9 below.

TABLE 9 - AERIAL PHOTOGRAPHS

Date	Approx. Scale	Type	Source
1938	1 inch = 500 feet	Black and White	ASCS
1950	1 inch = 500 feet	Black and White	ASCS
1961	1 inch = 500 feet	Black and White	ASCS
1975	1 inch = 500 feet	Black and White	USGS
1985	1 inch = 500 feet	Black and White	TxDOT
1990	1 inch = 500 feet	Black and White	TxDOT
1995	1 inch = 500 feet	Color	USGS
2008	1 inch = 500 feet	Color	USDA
2014	1 inch = 500 feet	Color	USDA
2022	1 inch = 500 feet	Color	USDA

Subject Site

The aerial photographs from 1938 to 2022 show the subject property as agricultural croplands.

Surrounding Areas

The 1938 to 2022 aerial photographs show the subject property area as mostly agricultural land with some scattered rural residences. County Road 44 to the south and County Road 69 to the east were present in all of the photographs.

The 2022 aerial photograph shows conditions similar to those observed in February 2025, except the site and adjacent properties held various sizes and species of palm trees.

No environmental concerns were identified in our review of historical aerial photographs.

5.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps provide historical land use information for some metropolitan and small, established towns. Due to the site location outside of the Robstown city area prior to 1990, historical fire insurance maps are not available for the subject property area.

5.3 HISTORICAL TOPOGRAPHIC MAP REVIEW

Available topographic maps from 2019 were reviewed for the subject property area. According to the maps, the subject property is located in a rural area without specific buildings shown. The map did not indicate the presence of gravel pits or landfills in the area of the subject property. No environmental concerns were identified during our review of the topographic maps.

Aspen notes that topographic maps only provide information on indications of land use and no conclusions can be drawn from them alone. No apparent discrepancies in features were observed on historical topographic maps relative to the historical aerial photographs reviewed. No map features were observed that would directly point to potential recognized environmental conditions at the subject site or immediate surrounding area.

5.4 HISTORICAL CITY DIRECTORIES

City directories include listings of residents and businesses alphabetically by name and alphanumerically by street name and then specifically by street address. Because of undeveloped nature of the property, city directories were not reviewed for this property.

6.0 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

Mr. Mitchell Young of Aspen performed a site reconnaissance visit on July 23, 2025, to assess and photograph present site conditions. The subject site location is shown on a topographic map as Figure 1. The approximate site boundaries and surrounding property uses are shown on Figure 2. The site conditions discussed below are limited to readily apparent environmental conditions observed.

6.2 SITE OBSERVATIONS

The subject site presently consists of 15.208 acres of agricultural land that appears to be used for cultivating palm trees. Photographs 1 through 6 show general views of the subject property and area.

The subject property is relatively flat with a slight slope down to the southern side. The property is agricultural land, with palm trees of various types and sizes throughout. Some cattle were seen grazing on the western adjacent property.

No underground storage tanks, water wells, or other wells were identified at the subject property.

Site observations are described further in Table 10. Further details regarding our observations follow the table.

**TABLE 10
SITE OBSERVATIONS**

General Observations	Remarks	Observed	Not Observed
Current Use	Agricultural land with a palm tree farm	X	
Past Use	Has been used for a variety of crops through the years	X	
Structures	No structures currently	X	
Terrain	The property is flat with a slight slope down to the south	X	
Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Aboveground storage tank (AST)			X
Below grade vaults or underground storage tank (UST)			X
Burned or buried debris			X
Chemical storage or chemical mixing areas			X
Discolored soil or water			X
Drains and piping			X
Drums			X

TABLE 10 (Continued)
SITE OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Electrical equipment (Polychlorinated biphenyls [PCBs])			X
Elevators	None		X
Fill dirt from an unknown source			X
Hazardous chemical and petroleum products in connection with known use			X
Hazardous chemical and petroleum products in connection with unknown use			X
Hazardous Waste Storage			X
Heating and Cooling System			X
Industrial waste treatment equipment			X
Loading and unloading areas			X
Odors			X
Pits, Ponds, or Lagoons			X
Pools of Liquid			X
Process waste water			X
Raw material storage or chemical storage areas			X

TABLE 10 (Continued)
SITE OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal or generation of hazardous substances or petroleum products.		Observed	Not Observed
Sanitary System (Sewer)	City utilities available in area		X
Septic Tank and leach fields			X
Soil piles			X
Solid Waste			X
Stained pavement or concrete			X
Stains or corrosion (interior)			X
Storm basins/catch			X
Storm drains			X
Stressed vegetation			X
Sumps and clarifiers			X
Surface water			X
Underground storage tanks			X
Unidentified substance containers			X
Wastewater			X
Water supplies (potable and process)	City utilities available in area		X
Wells (irrigation, monitoring, or domestic)			X
Wells (dry)			X
Wells (Oil and Gas)			X

6.3 ADJACENT SITE OBSERVATIONS

Aspen also observed adjacent and nearby sites for indications of recognized environmental conditions, such as dry cleaners or service stations.

The subject property is bordered on the north side by additional agricultural property, including more land used for growing palm trees.

The subject property is bordered on the east side by County Road 69 and additional agricultural land. Light industrial properties were noted further to the east, including a propane sales company and an industrial waste treatment facility.

The subject property is bordered on the south side by additional palm tree growing areas and County Road 44. Agricultural properties were noted to the south of CR44.

The subject property is bordered on the west side by additional agricultural property, including more land used for growing palm trees. Cattle were also grazing on the adjacent property to the west.

The general use of properties in the area of the subject property is mostly agricultural in nature.

No nearby environmental concerns were identified in our area reconnaissance.

7.0 INTERVIEWS

Aspen attempted to contact key site managers to obtain current and historical environmental information concerning the site. Key site managers may include current or past owners of the site, managers, or current occupants.

Mr. Ronnie Gyani of Lantern at Robstown, LLC was interviewed for information about past uses of the site. Mr. Gyani represents the developer of the property in the pending sale. He indicated that the property has been historically agricultural in nature and this would be the first development. He indicated that the current owner had been growing palm trees for the past several years. He did not know of any environmental concerns for the subject property.

We contacted the Texas Department of State Health Services (TDSHS) for information about past hazardous materials incidents that may have occurred at the subject property. Our letter is provided in Appendix C. The TDSHS had not responded to our inquiry at the time of our report. If the subsequent TDSHS response changes our findings, we will provide an addendum to this report.

8.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I, Mitchell Young, 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 CFR312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed in conformance with the standards and practices set forth in 40 CFR Part 312.

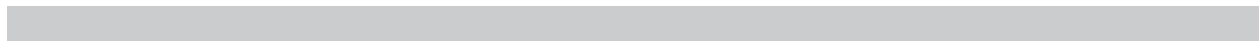
The Phase I Environmental Site Assessment was performed by Mitchell Young on behalf of Aspen Environmental, Inc.'s client, Lantern at Robstown, LLC. Mr. Young is a registered Professional Engineer in Texas. Since 1989, he has performed environmental consulting services for various commercial, industrial, and government clients. His resume is available upon request.

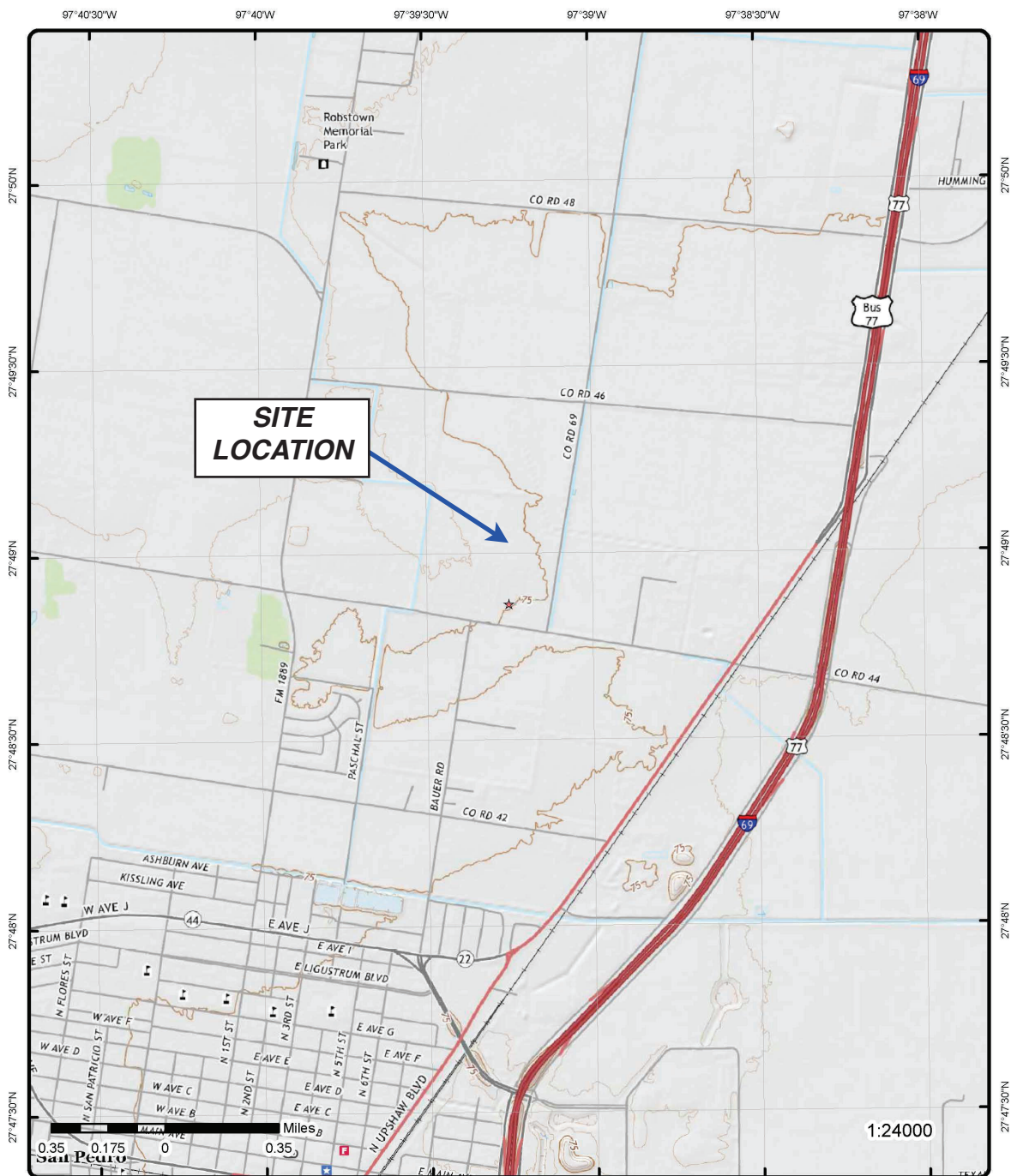
9.0 REFERENCES

1. Flood Insurance Rate Map 48355C0260G dated October 13, 2022; Federal Emergency Management Agency
2. *Geologic Atlas of Texas – Corpus Christi Sheet*, University of Texas at Austin Bureau of Economic Geology, 1975
3. ERIS Database Report, Environmental Risk Information Services, July 22, 2025
4. *Ground Water Atlas of the United States – Segment 4: Oklahoma, Texas*; USGS Hydrologic Investigations Atlas 730-E, 1996
5. *Preliminary Report of The Texas Indoor Radon Survey (1992)*, Texas Department of Health, Bureau of Radiation Control, 1992
6. *Soil Survey of Nueces County*, U.S. Department of Agriculture, Natural Resources Conservation Service, reviewed online at Web Soil Survey
7. USGS, 7.5-minute topographic maps of Robstown and Annville, Texas, dated 2019



FIGURES





Topographic Map Year: 2019

Order Number: 25020200024

Address: The Lantern at Robstown, TX



Quadrangle(s): Annville TX, Robstown TX

© ERIS Information Inc.

Source: USGS Topographic Map



FIGURE 1 SITE LOCATION MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Source: Maxar Technologies, 2025 Aerial Photograph

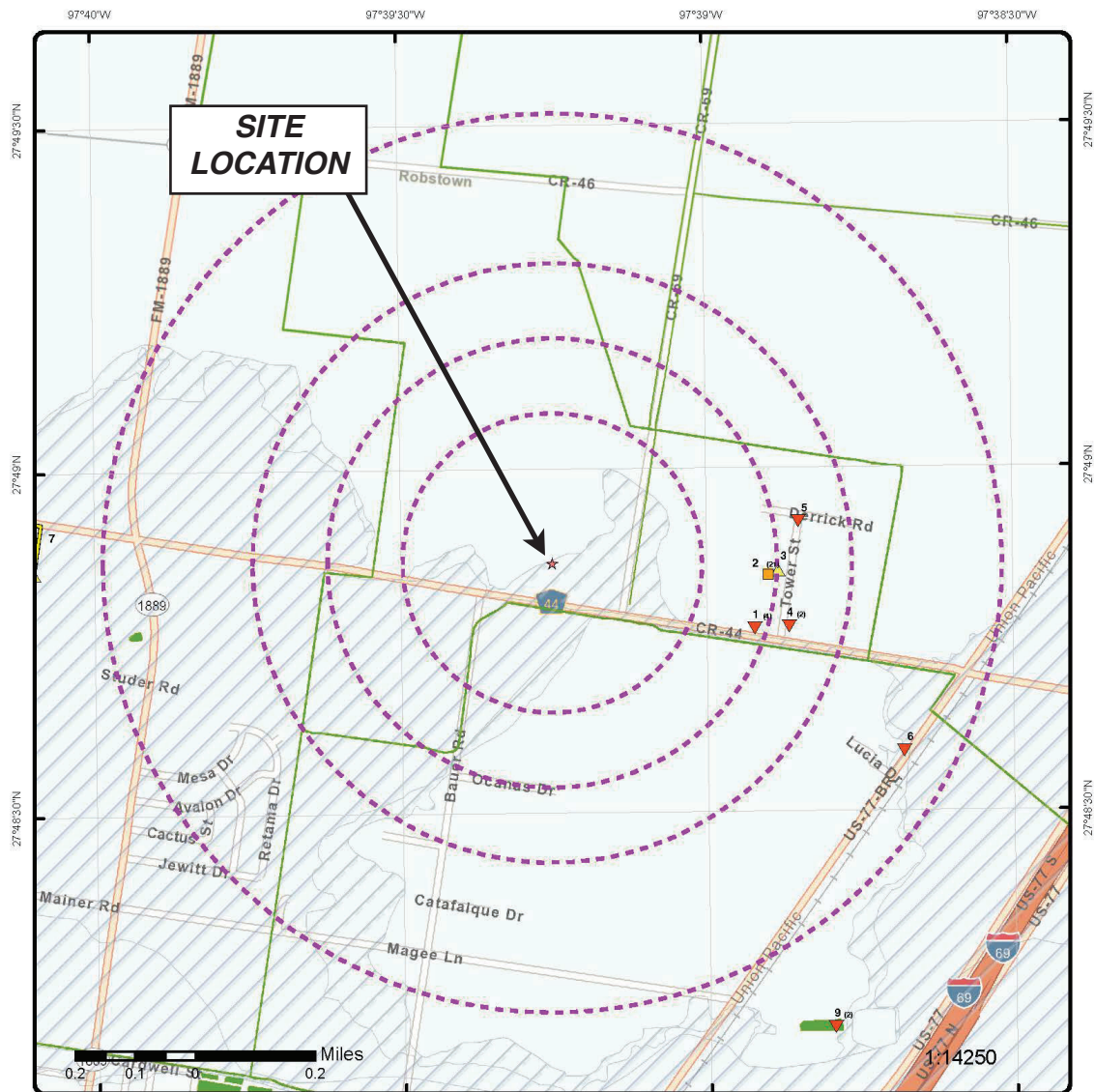


FIGURE 2 SITE AND AREA MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Map: 0.75 Mile Radius

Order Number: 25020200024

Address: The Lantern at Robstown, Robstown, TX



★ Project Property

--- Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

▭ Areas with Higher Elevation

▭ Areas with Same Elevation

▭ Areas with Lower Elevation

▭ Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

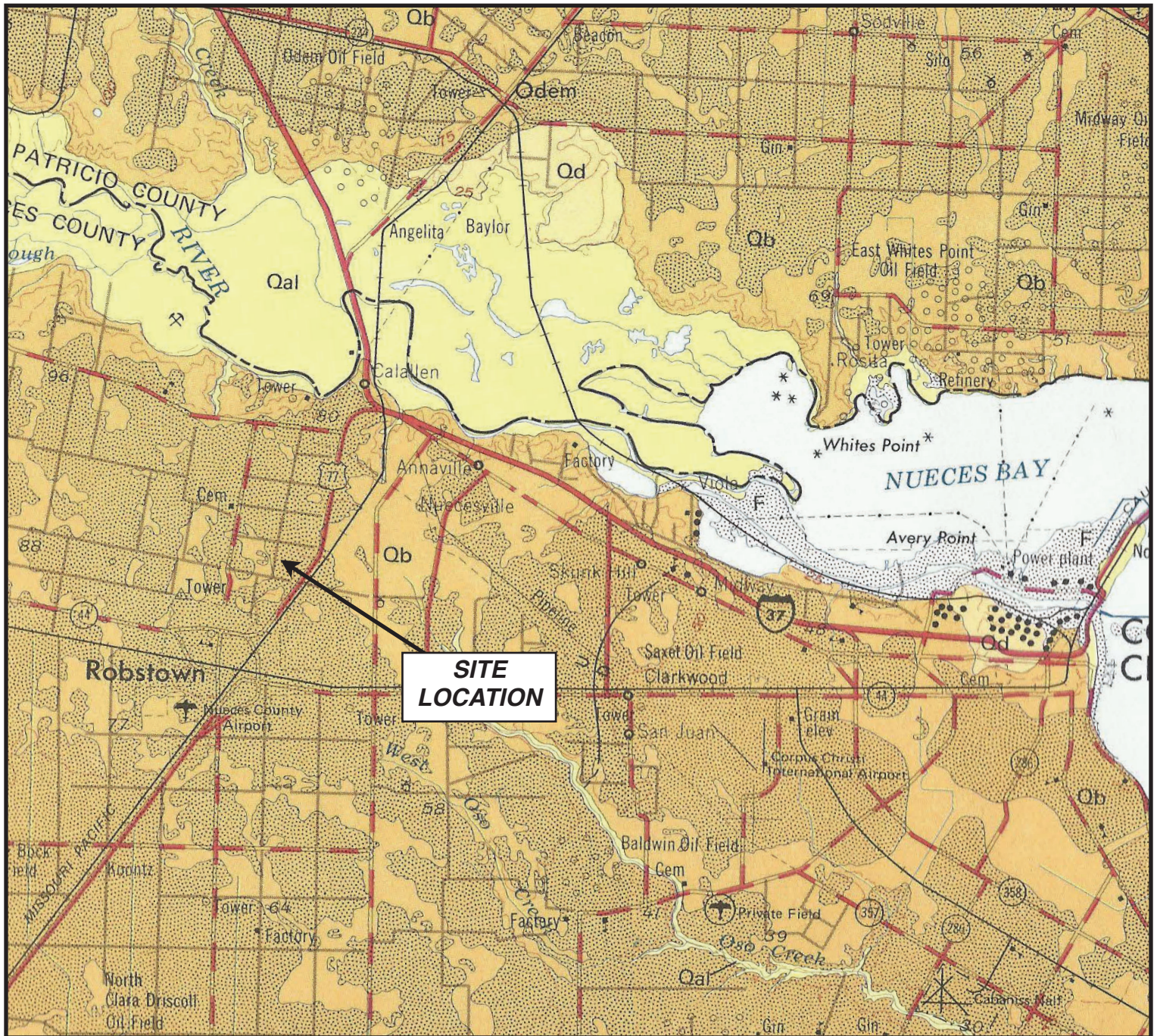
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FIGURE 3 REGULATORY DATABASE MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Source: Geologic Atlas of Texas, Corpus Christi Sheet, Bureau of Economic Geology, 1975

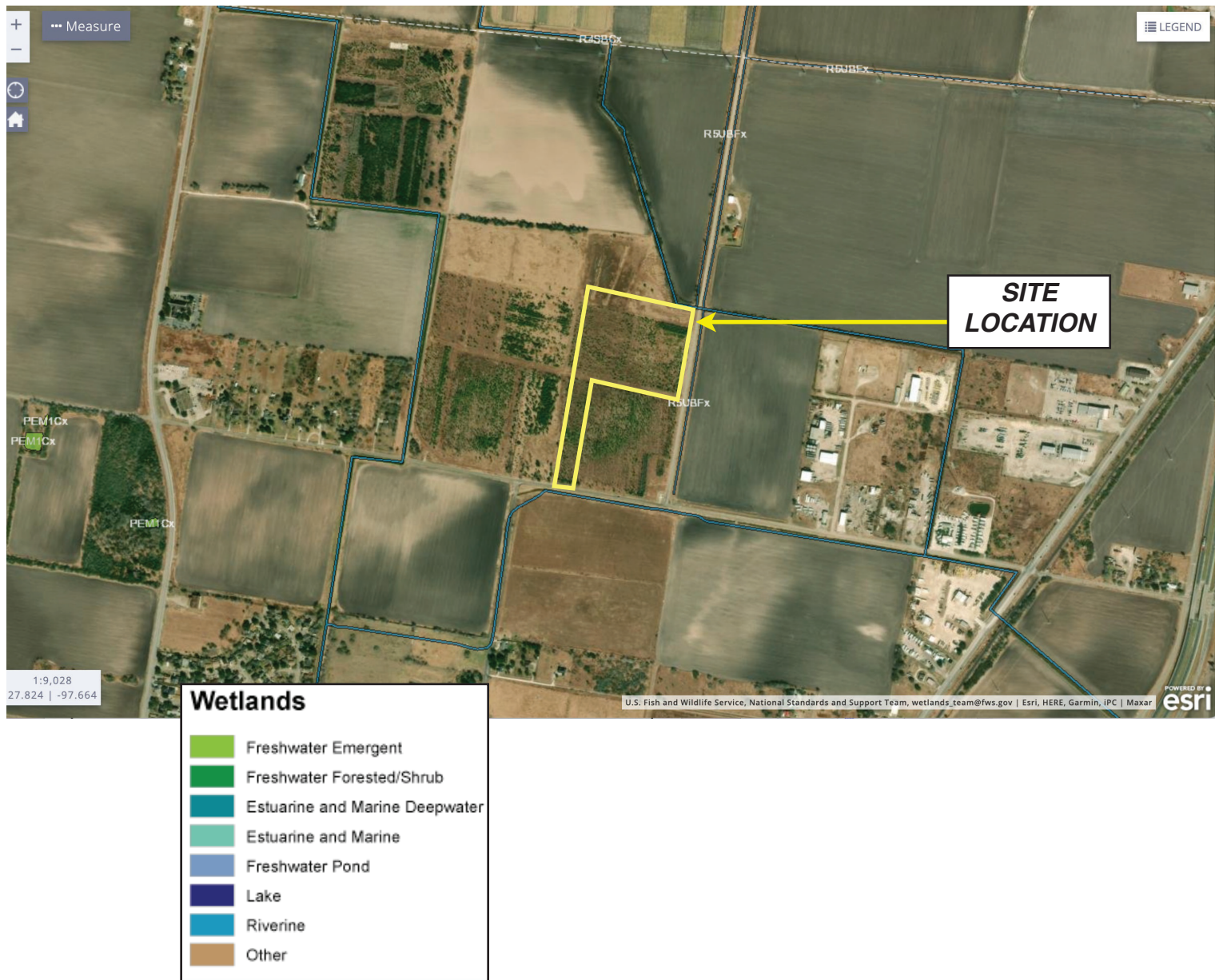


FIGURE 4 ROBSTOWN AREA GEOLOGIC MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: U.S. Fish and Wildlife Service Online Wetlands Mapper



FIGURE 5 ROBSTOWN AREA WETLANDS PLAN

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





PHOTOGRAPHS





Photograph No. 1 The proposed development property for The Lantern at Robstown is 15.000 acres of agricultural land located west of County Road 69 in Robstown, Texas.



Photograph No. 2 The property has recently been used to grow palm trees for sale to others.



Photograph No. 3 This view to the west shows the southern property boundary along County Road 44.



Photograph No. 4 Palm trees of various species and sizes were noted on the property.



Photograph No. 5 Additional agricultural property is present to the south of County Road 44.



Photograph No. 6 A natural gas pipeline/metering station was noted on the adjacent property to the southeast.



Photograph No. 7 This view to the north shows the adjacent property and County Road 69.



Photograph No. 8 A propane supply business was noted about 0.4 mile to the east of the subject property.



APPENDIX A

REGULATORY DATABASE REPORT





DATABASE REPORT

Project Property:	<i>The Lantern at Robstown The Lantern at Robstown Robstown TX 78380</i>
Project No:	<i>250777</i>
Report Type:	<i>Database Report</i>
Order No:	<i>25072000001</i>
Requested by:	<i>Aspen Environmental, Inc.</i>
Date Completed:	<i>July 22, 2025</i>

Environmental Risk Information Services

A division of Glacier Media Inc.

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Executive Summary

Property Information:

Project Property: *The Lantern at Robstown
The Lantern at Robstown Robstown TX 78380*

Project No: *250777*

Coordinates:

Latitude:	<i>27.814391</i>
Longitude:	<i>-97.6542</i>
UTM Northing:	<i>3,077,368.28</i>
UTM Easting:	<i>632,555.42</i>
UTM Zone:	<i>14R</i>

Elevation: *76 FT*

Order Information:

Order No: *25072000001*

Date Requested: *July 20, 2025*

Requested by: *Aspen Environmental, Inc.*

Report Type: *Database Report*

Historicals/Products:

ERIS Xplorer [*ERIS Xplorer*](#)

Excel Add-On *Excel Add-On*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1.25	0	0	0	0	0	0
PROPOSED NPL	Y	1.25	0	0	0	0	0	0
DELETED NPL	Y	0.75	0	0	0	0	-	0
SEMS	Y	0.75	0	0	0	0	-	0
ODI	Y	0.75	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.75	0	0	0	0	-	0
CERCLIS	Y	0.75	0	0	0	0	-	0
IODI	Y	0.75	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.75	0	0	0	0	-	0
CERCLIS LIENS	Y	0.25	0	-	-	-	-	0
RCRA CORRACTS	Y	1.25	0	0	0	0	2	2
RCRA TSD	Y	0.75	0	1	0	0	-	1
RCRA LQG	Y	0.5	0	0	0	-	-	0
RCRA SQG	Y	0.5	0	0	0	-	-	0
RCRA VSQG	Y	0.5	0	2	0	-	-	2
RCRA NON GEN	Y	0.5	0	0	1	-	-	1
RCRA CONTROLS	Y	0.75	0	0	0	0	-	0
FED ENG	Y	0.75	0	0	0	0	-	0
FED INST	Y	0.75	0	0	0	0	-	0
LUCIS	Y	0.75	0	0	0	0	-	0
NPL IC	Y	0.75	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	0.25	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	0.25	0	-	-	-	-	0
ERNS	Y	0.25	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.75	0	0	0	0	-	0
FEMA UST	Y	0.5	0	0	0	-	-	0
FRP	Y	0.5	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
DELISTED FRP	Y	0.5	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.5	0	0	0	-	-	0
REFN	Y	0.5	0	0	0	-	-	0
BULK TERMINAL	Y	0.5	0	0	0	-	-	0
SEMS LIEN	Y	0.25	0	-	-	-	-	0
SUPERFUND ROD	Y	1.25	0	0	0	0	0	0
State								
SUPERFUND	Y	1.25	0	0	0	0	1	1
SHWS	Y	1.25	0	0	0	0	1	1
SDA	Y	1.25	0	0	0	0	2	2
DELISTED SHWS	Y	1.25	0	0	0	0	0	0
SWF/LF	Y	0.75	0	2	0	0	-	2
CLI	Y	0.75	0	0	0	0	-	0
HGAC CLI	Y	0.75	0	0	0	0	-	0
AACOG CLI	Y	0.75	0	0	0	0	-	0
IHW	Y	0.5	0	0	0	-	-	0
IHW RECEIVER	Y	0.75	0	2	1	1	-	4
RWS	Y	0.75	0	0	0	0	-	0
LPST	Y	0.75	0	0	0	1	-	1
DELISTED LST	Y	0.75	0	0	0	0	-	0
UST	Y	0.5	0	0	0	-	-	0
AST	Y	0.5	0	1	0	-	-	1
PST	Y	0.5	0	0	0	-	-	0
HIST TANK	Y	0.5	0	0	0	-	-	0
UST AUSTIN	Y	0.5	0	0	0	-	-	0
PETROL CAVERN	Y	0.5	0	0	0	-	-	0
DTNK	Y	0.5	0	0	0	-	-	0
AUL	Y	0.75	0	0	0	0	-	0
VCP	Y	0.75	0	0	0	0	-	0
VCP RRC	Y	0.75	0	0	0	0	-	0
OP CLEANUP	Y	0.75	0	0	0	0	-	0
IOP	Y	0.75	0	0	0	0	-	0
BROWNFIELDS	Y	0.75	0	0	0	0	-	0
BROWN RRC	Y	0.75	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
MSD	Y	0.75	0	0	0	0	-	0
Tribal								
INDIAN LUST	Y	0.75	0	0	0	0	-	0
INDIAN UST	Y	0.5	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.75	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.5	0	0	0	-	-	0

County *No County standard environmental record sources available for this State.*

Additional Environmental Records

Federal

PFAS GHG	Y	0.75	0	0	0	0	-	0
OSC RESPONSE	Y	0.375	0	0	-	-	-	0
FINDS/FRS	Y	0.25	0	-	-	-	-	0
TRIS	Y	0.25	0	-	-	-	-	0
PFAS NPL	Y	0.75	0	0	0	0	-	0
PFAS FED SITES	Y	0.75	0	0	0	0	-	0
PFAS SSEHRI	Y	0.75	0	0	0	0	-	0
PFAS ERNS	Y	0.75	0	0	0	0	-	0
PFAS NPDES	Y	0.75	0	0	0	0	-	0
PFAS TRI	Y	0.75	0	0	0	0	-	0
PFAS WATER	Y	0.75	0	0	0	0	-	0
PFAS TSCA	Y	0.75	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.75	0	0	0	0	-	0
PFAS IND	Y	0.75	0	1	1	0	-	2
HMIRS	Y	0.375	0	0	-	-	-	0
NCDL	Y	0.375	0	0	-	-	-	0
TSCA	Y	0.375	0	0	-	-	-	0
HIST TSCA	Y	0.375	0	0	-	-	-	0
FTTS ADMIN	Y	0.25	0	-	-	-	-	0
FTTS INSP	Y	0.25	0	-	-	-	-	0
PRP	Y	0.25	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.75	0	0	0	0	-	0
ICIS	Y	0.25	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.5	0	0	0	-	-	0
DELISTED FED DRY	Y	0.5	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
FUDS	Y	1.25	0	0	0	0	0	0
FUDS MRS	Y	1.25	0	0	0	0	0	0
FORMER NIKE	Y	1.25	0	0	0	0	0	0
PIPELINE INCIDENT	Y	0.25	0	-	-	-	-	0
MLTS	Y	0.25	0	-	-	-	-	0
HIST MLTS	Y	0.25	0	-	-	-	-	0
MINES	Y	0.5	0	0	0	-	-	0
SMCRA	Y	1.25	0	0	0	0	0	0
MRDS	Y	1.25	0	0	0	0	0	0
LM SITES	Y	1.25	0	0	0	0	0	0
ALT FUELS	Y	0.5	0	0	0	-	-	0
CONSENT DECREES	Y	0.5	0	0	0	-	-	0
AFS	Y	0.25	0	-	-	-	-	0
SSTS	Y	0.5	0	0	0	-	-	0
PCBT	Y	0.75	0	0	0	0	-	0
PCB	Y	0.75	0	1	0	0	-	1
POWER PLANTS	Y	0.375	0	0	-	-	-	0
HIST RISK	Y	0.375	0	0	-	-	-	0
State								
PRIORITY CLEAN	Y	0.75	0	0	0	0	-	0
DRYCLEANERS	Y	0.5	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.5	0	0	0	-	-	0
GWCC	Y	0.375	0	0	-	-	-	0
GWCC HIST	Y	0.375	0	0	-	-	-	0
APAR	Y	0.75	0	0	0	0	-	0
SPILLS	Y	0.375	0	2	-	-	-	2
IHW CORR ACTION	Y	1.25	0	1	0	0	0	1
PFAS	Y	0.75	0	0	0	0	-	0
LAND APPL	Y	0.5	0	0	0	-	-	0
NOV	Y	0.5	0	2	1	-	-	3
NOE	Y	0.5	0	0	0	-	-	0
LIENS	Y	0.25	0	-	-	-	-	0
ORD	Y	0.5	0	1	1	-	-	2
HIST RCRA NONRCRA	Y	0.75	0	0	0	1	-	1
RTOL	Y	0.5	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.38mi	0.375mi to 0.50mi	0.50mi to 0.75mi	0.75mi to 1.25mi	Total
UIC	Y	0.5	0	0	0	-	-	0
IHW GENERATOR	Y	0.375	0	2	-	-	-	2
IHW TRANSPORT	Y	0.375	0	1	-	-	-	1
AIR PERMITS	Y	0.5	0	0	0	-	-	0
EMISSIONS	Y	0.5	0	0	0	-	-	0
TIER 2	Y	0.375	0	7	-	-	-	7
EDWARDS AQUIFER	Y	0.25	0	-	-	-	-	0

Tribal *No Tribal additional environmental record sources available for this State.*

County *No County additional environmental record sources available for this State.*

Total:	0	26	5	3	6	40
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** PO – Property Only*

** 'Property and adjoining properties' database search radii are set at 0.25 miles.*

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	TIER 2	AmeriGas Propane 5531	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	-1	25
1	TIER 2	AmeriGas Propane 5531-Corpus	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	-1	25
1	TIER 2	AmeriGas Propane 5531	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	-1	26
1	TIER 2	PropaneFleet, Inc.	553 E. Cong. Solomon P. Ortiz Blvd. Robstown TX 78380	ESE	0.35 / 1,861.06	-1	26
2	RCRA VSQG	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380-6112 <i>Handler ID Recycler Activity?:</i> TXR000051227 YES	E	0.36 / 1,888.93	-1	26
2	AST	MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY	2203 TOWER ROBSTOWN TX 78380 <i>Facility ID PST ID No Facility Status (Web):</i> 122927 79369 ACTIVE <i>Status Registration Dt:</i> IN USE 07/11/2008, IN USE 07/11/2008	E	0.36 / 1,888.93	-1	59
2	SPILLS	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380-6112 <i>Incident No Incident Status:</i> 147859 CLOSED	E	0.36 / 1,888.93	-1	61
2	IHW CORR ACTION	MIDSTATE ENVIRONMENTAL SERVICES	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	62
2	SWF/LF	MIDSTATE ENVIRONMENTAL SERVICES LP	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	63
2	SPILLS	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380-6112 <i>Incident No Incident Status:</i> 230392 CLOSED	E	0.36 / 1,888.93	-1	63
2	PCB	MIDSTATE ENVIRONMENTAL SERVICES	2203 TOWER ROAD ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	64

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
Site ID: TXR000051227							
2	NOV	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	65
2	NOV	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	66
2	RCRA TSD	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	-1	67
Handler ID Recycler Activity?: TXR000051227 YES							
2	ORD	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	100
2	IHW GENERATOR	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	101
2	IHW TRANSPORT	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	109
2	TIER 2	Midstate Environmental Services Robstown	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	-1	117
2	TIER 2	Midstate Environmental Services	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	-1	118
2	TIER 2	Midstate Environmental Services Robstown	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	-1	120
2	IHW RECEIVER	THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	121
2	IHW RECEIVER	SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	128
2	IHW GENERATOR	SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	130

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	PFAS IND	SAFETY-KLEEN SYSTEMS	ROBSTOWN TX	E	0.36 / 1,888.93	-1	132
2	RCRA VSQG	SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	-1	132
		Handler ID Recycler Activity?: TXR000086217 NO					
2	SWF/LF	SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	-1	138
3	NOV	HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	-1	139
3	ORD	HEADWATERS GROUP	3506 COUNTY ROAD 44 NE CORNER OF CR 44 AND TOWER ST ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	-1	139
3	IHW RECEIVER	HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	-1	140
3	RCRA NON GEN	HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	-1	143
		Handler ID Recycler Activity?: TXR000083949 NO					
4	PFAS IND	THERMO FLUIDS	ROBSTOWN TX	E	0.41 / 2,179.98	-1	152
5	IHW RECEIVER	GFL PLANT SERVICES ROBSTOWN	2199 N US HIGHWAY 77 ROBSTOWN TX 78380	ESE	0.66 / 3,498.54	-2	152
6	LPST	SUNMART 114	2217 N US HIGHWAY 77 ROBSTOWN TX 78380	E	0.74 / 3,912.77	-2	154
		LPST ID: 114862 Closure Date Corrective Action Status: 08/23/2002 6A - FINAL CONCURRENCE ISSUED					
6	HIST RCRA NONRCRA	JW VENTURE	2217 N HWY 77 SUITE 101 2217 N Hwy 77, Suite 101, Robstown, TX ROBSTOWN TX 78380	E	0.74 / 3,912.77	-2	155
7	SDA	BALDWIN WASTE OIL RECLAMATION PLANT	COUNTY RD 44, 0.2 MI W OF HIGHWAY 1889 ROBSTOWN TX	W	0.85 / 4,494.44	3	155
8	SUPERFUND	BALDWIN WASTE OIL COMPANY	136 WEST CONGRESSMAN SOLOMON P. ORTIZ BLVD ROBSTOWN TX 78380	W	0.86 / 4,532.51	4	155

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<u>9</u>	RCRA CORRACTS	BALDWIN WASTE OIL CO	COUNTY ROAD 44 ROBSTOWN TX 78380 <i>Handler ID Recycler Activity?:</i> TXD980626907 NO	W	0.87 / 4,582.57	3	<u>156</u>
<u>10</u>	SHWS	Baldwin Waste Oil Company	ROBSTOWN TX <i>Type of Facility:</i> Former waste oil processing	W	0.88 / 4,665.94	5	<u>158</u>
<u>11</u>	RCRA CORRACTS	ROGERS DELINTED COTTONSEED CO	US HIGHWAY 77 ROBSTOWN TX 78380 <i>Handler ID Recycler Activity?:</i> TXD980873160 NO	SSE	0.91 / 4,780.93	-3	<u>159</u>
<u>11</u>	SDA	ROGERS DELINTED COTTON SEED - ROBSTOWN	STATE HIGHWAY 77, N OF ROBSTOWN ROBSTOWN TX	SSE	0.91 / 4,780.93	-3	<u>164</u>

Executive Summary: Summary by Data Source

Standard

Federal

RCRA CORRACTS - RCRA CORRACTS-Corrective Action

A search of the RCRA CORRACTS database, dated Jan 6, 2025 has found that there are 2 RCRA CORRACTS site(s) within approximately 1.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
BALDWIN WASTE OIL CO	COUNTY ROAD 44 ROBSTOWN TX 78380	W	0.87 / 4,582.57	9
<i>Handler ID Recycler Activity?: TXD980626907 NO</i>				

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROGERS DELINTED COTTONSEED CO	US HIGHWAY 77 ROBSTOWN TX 78380	SSE	0.91 / 4,780.93	11
<i>Handler ID Recycler Activity?: TXD980873160 NO</i>				

RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jan 6, 2025 has found that there are 1 RCRA TSD site(s) within approximately 0.75miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	2
<i>Handler ID Recycler Activity?: TXR000051227 YES</i>				

RCRA VSQG - RCRA Very Small Quantity Generators List

A search of the RCRA VSQG database, dated Jan 6, 2025 has found that there are 2 RCRA VSQG site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	2
<i>Handler ID Recycler Activity?: TXR000051227 YES</i>				
SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	2
<i>Handler ID Recycler Activity?: TXR000086217 NO</i>				

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jan 6, 2025 has found that there are 1 RCRA NON GEN site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	3

Handler ID | Recycler Activity?: TXR000083949 | NO

State

SUPERFUND - Superfund Sites Boundaries

A search of the SUPERFUND database, dated Aug 10, 2021 has found that there are 1 SUPERFUND site(s) within approximately 1.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
BALDWIN WASTE OIL COMPANY	136 WEST CONGRESSMAN SOLOMON P. ORTIZ BLVD ROBSTOWN TX 78380	W	0.86 / 4,532.51	8

SHWS - State Superfund Registry

A search of the SHWS database, dated Apr 29, 2025 has found that there are 1 SHWS site(s) within approximately 1.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Baldwin Waste Oil Company	ROBSTOWN TX	W	0.88 / 4,665.94	10
<i>Type of Facility: Former waste oil processing</i>				

SDA - Superfund Site Discovery and Assessment Program

A search of the SDA database, dated Jun 10, 2025 has found that there are 2 SDA site(s) within approximately 1.25miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
BALDWIN WASTE OIL RECLAMATION PLANT	COUNTY RD 44, 0.2 MI W OF HIGHWAY 1889 ROBSTOWN TX	W	0.85 / 4,494.44	7

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ROGERS DELINTED COTTON SEED - ROBSTOWN	STATE HIGHWAY 77, N OF ROBSTOWN ROBSTOWN TX	SSE	0.91 / 4,780.93	11

SWF/LF - Permitted Solid Waste Facilities

A search of the SWF/LF database, dated Feb 14, 2025 has found that there are 2 SWF/LF site(s) within approximately 0.75miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MIDSTATE ENVIRONMENTAL SERVICES LP	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

IHW RECEIVER - Industrial and Hazardous Waste - Receivers

A search of the IHW RECEIVER database, dated Jun 4, 2025 has found that there are 4 IHW RECEIVER site(s) within approximately 0.75miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	3
GFL PLANT SERVICES ROBSTOWN	2199 N US HIGHWAY 77 ROBSTOWN TX 78380	ESE	0.66 / 3,498.54	5

LPST - Leaking Petroleum Storage Tank Database

A search of the LPST database, dated Jun 2, 2025 has found that there are 1 LPST site(s) within approximately 0.75miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SUNMART 114	2217 N US HIGHWAY 77 ROBSTOWN TX 78380	E	0.74 / 3,912.77	6

LPST ID: 114862

Closure Date | Corrective Action Status: 08/23/2002 | 6A - FINAL CONCURRENCE ISSUED

AST - Aboveground Storage Tanks

A search of the AST database, dated Apr 20, 2025 has found that there are 1 AST site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

Facility ID | PST ID No | Facility Status (Web): 122927 | 79369 | ACTIVE
Status | Registration Dt: IN USE | 07/11/2008, IN USE | 07/11/2008

Non Standard

Federal

PFAS IND - PFAS Industry Sectors

A search of the PFAS IND database, dated Jun 2, 2025 has found that there are 2 PFAS IND site(s) within approximately 0.75miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SAFETY-KLEEN SYSTEMS	ROBSTOWN TX	E	0.36 / 1,888.93	2
THERMO FLUIDS	ROBSTOWN TX	E	0.41 / 2,179.98	4

PCB - Polychlorinated Biphenyl (PCB) Notifiers

A search of the PCB database, dated May 23, 2024 has found that there are 1 PCB site(s) within approximately 0.75miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MIDSTATE ENVIRONMENTAL SERVICES	2203 TOWER ROAD ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
	<i>Site ID: TXR000051227</i>			

State

SPILLS - Spills Database

A search of the SPILLS database, dated May 5, 2025 has found that there are 2 SPILLS site(s) within approximately 0.38miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	2
	<i>Incident No Incident Status: 230392 CLOSED</i>			
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380-6112	E	0.36 / 1,888.93	2
	<i>Incident No Incident Status: 147859 CLOSED</i>			

IHW CORR ACTION - Industrial and Hazardous Waste Sites with Corrective Actions

A search of the IHW CORR ACTION database, dated Mar 31, 2025 has found that there are 1 IHW CORR ACTION site(s) within approximately 1.25miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MIDSTATE ENVIRONMENTAL SERVICES	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

NOV - Notice of Violation

A search of the NOV database, dated Mar 24, 2025 has found that there are 3 NOV site(s) within approximately 0.50miles of the project

property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
HEADWATERS GROUP	3506 COUNTY ROAD 44 ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	3

ORD - Court Orders & Administrative Orders

A search of the ORD database, dated Oct 2, 2024 has found that there are 2 ORD site(s) within approximately 0.50miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
HEADWATERS GROUP	3506 COUNTY ROAD 44 NE CORNER OF CR 44 AND TOWER ST ROBSTOWN TX 78380	ESE	0.41 / 2,142.15	3

HIST RCRA NONRCRA - Inactive RCRA and Non-RCRA Facilities

A search of the HIST RCRA NONRCRA database, dated Mar 26, 2025 has found that there are 1 HIST RCRA NONRCRA site(s) within approximately 0.75miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
JW VENTURE	2217 N HWY 77 SUITE 101 2217 N Hwy 77, Suite 101, Robstown, TX ROBSTOWN TX 78380	E	0.74 / 3,912.77	6

IHW GENERATOR - Industrial and Hazardous Waste - Generators

A search of the IHW GENERATOR database, dated Jun 4, 2025 has found that there are 2 IHW GENERATOR site(s) within approximately 0.38miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SAFETY-KLEEN SYSTEMS	2203 TOWER STE A ROBSTOWN TX 78380	E	0.36 / 1,888.93	2
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	2

IHW TRANSPORT - Industrial and Hazardous Waste - Transporters

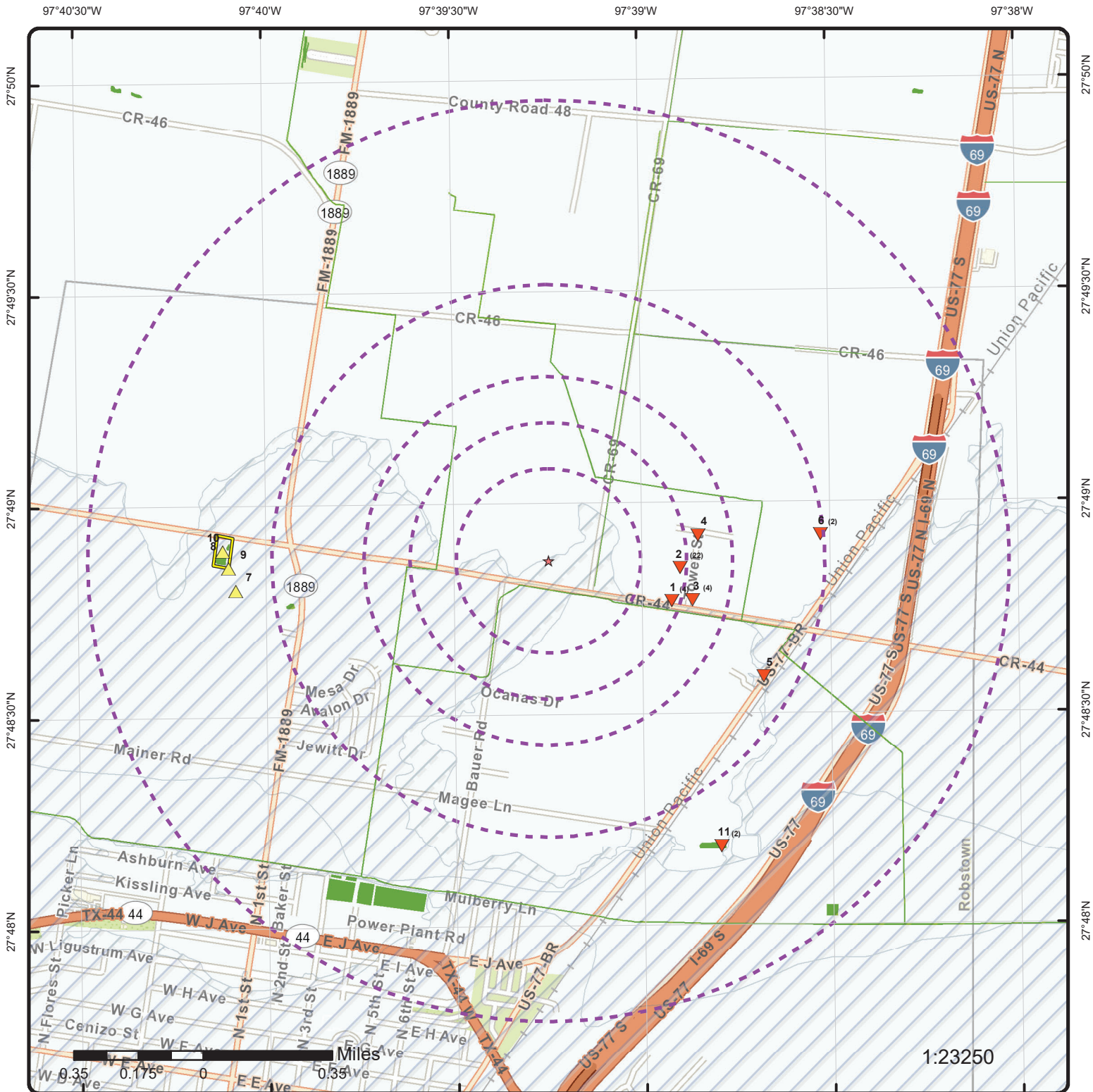
A search of the IHW TRANSPORT database, dated Jun 4, 2025 has found that there are 1 IHW TRANSPORT site(s) within approximately 0.38miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
THERMO FLUIDS	2203 TOWER ROBSTOWN TX 78380	E	0.36 / 1,888.93	<u>2</u>

TIER 2 - Tier 2 Report

A search of the TIER 2 database, dated Dec 31, 2012 has found that there are 7 TIER 2 site(s) within approximately 0.38miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PropaneFleet, Inc.	553 E. Cong. Solomon P. Ortiz Blvd. Robstown TX 78380	ESE	0.35 / 1,861.06	<u>1</u>
AmeriGas Propane 5531	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	<u>1</u>
AmeriGas Propane 5531	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	<u>1</u>
AmeriGas Propane 5531-Corpus	553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	ESE	0.35 / 1,861.06	<u>1</u>
Midstate Environmental Services Robstown	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	<u>2</u>
Midstate Environmental Services	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	<u>2</u>
Midstate Environmental Services Robstown	2203 Tower Rd. Robstown TX 78380	E	0.36 / 1,888.93	<u>2</u>



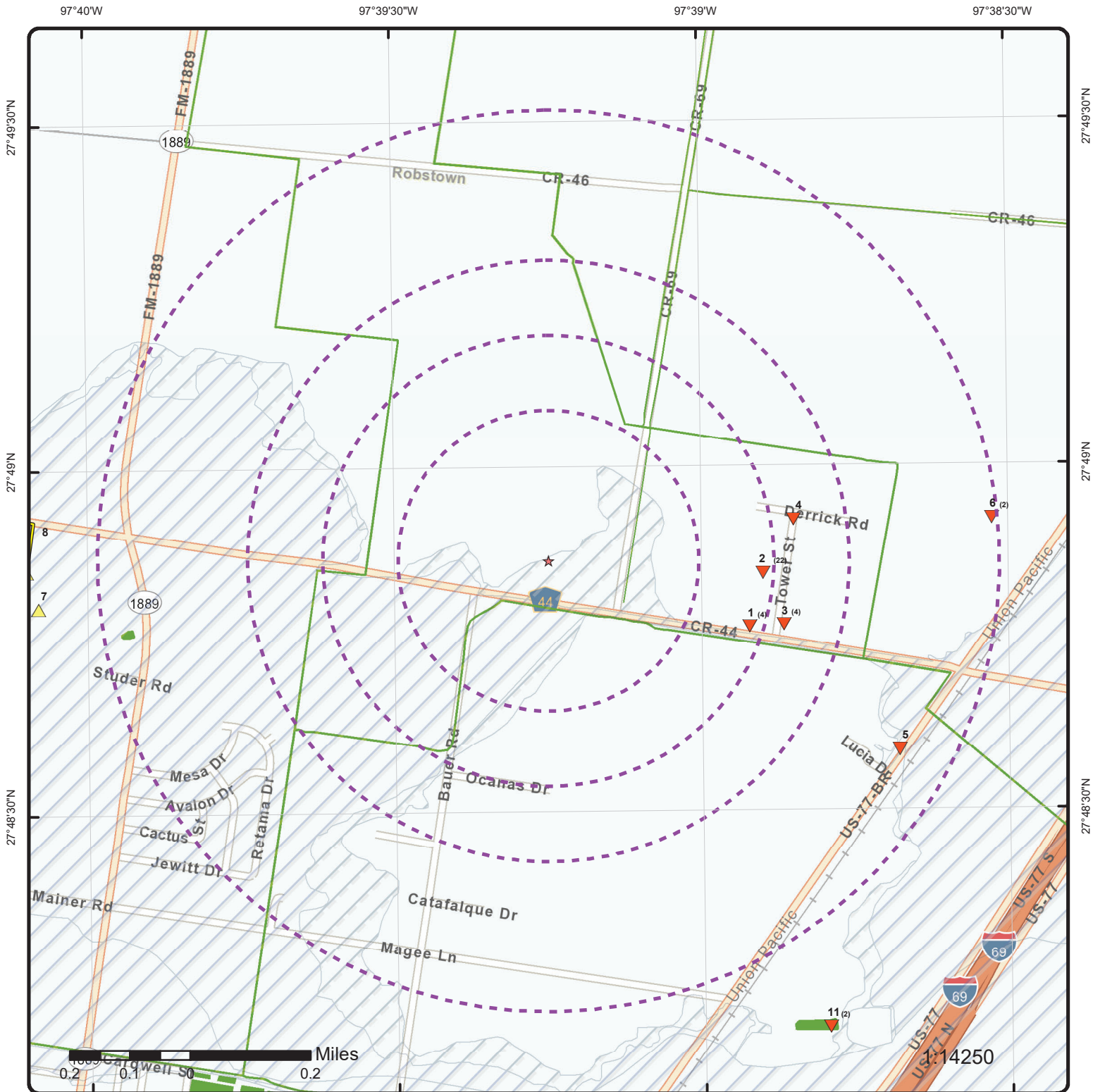
Map: 1.25 Mile Radius

Order Number: 25072000001

Address: The Lantern at Robstown, Robstown, TX



- ★ Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.75 Mile Radius

Order Number: 25072000001

Address: The Lantern at Robstown, Robstown, TX



- ★ Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

97°39'30"W

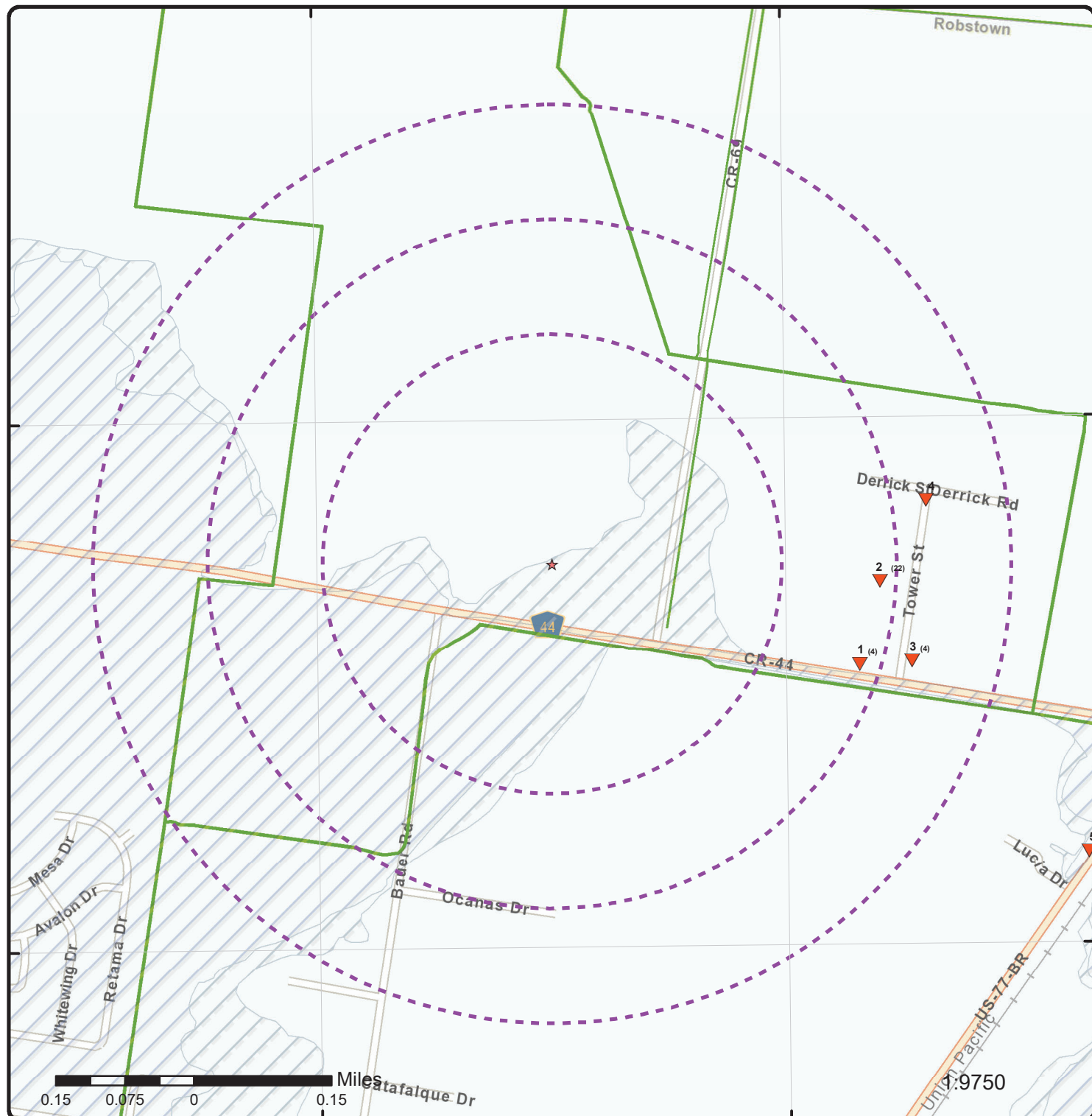
97°39'W

27°49'N

27°48'30"N

27°49'N

27°48'30"N



Map: 0.5 Mile Radius

Order Number: 25072000001

Address: The Lantern at Robstown, Robstown, TX



★ Project Property

--- Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

▭ Areas with Higher Elevation

▭ Areas with Same Elevation

▭ Areas with Lower Elevation

▭ Areas with Unknown Elevation

▬ Freeways; Highways

▬ Traffic Circle; Ramp

▬ Major & Minor Arterial

▬ Traffic Circle; Ramp

▬ Local Road

▬ Rail

▬ State

▬ Country

▬ National Wetland

▬ Indian Reserve Land

▬ 100 Year Flood Zone

▬ 500 Year Flood Zone

▬ FWS Special Designation Areas

▬ National Priorities List (Active, Delisted, Proposed, Institutional Control)

27°49'30"N

97°39'30"W

97°39'W

27°49'N

27°49'N

27°48'30"N

27°48'30"N



0.1 0.05 0 0.1 Miles

1:10000

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aerial Year: 2025

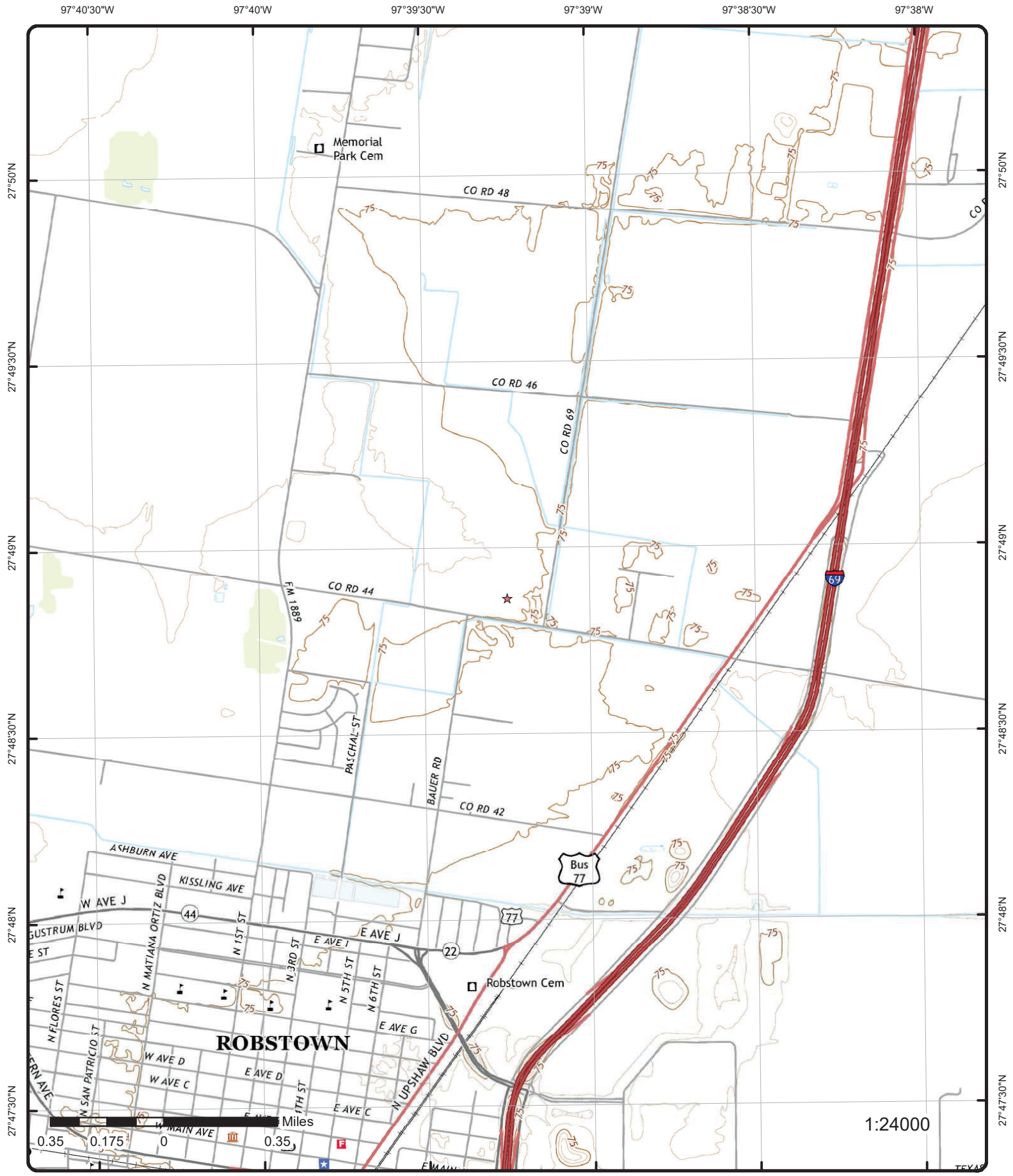
Order Number: 25072000001

Address: The Lantern at Robstown, Robstown, TX



© ERIS Information Inc.

Source: ESRI World Imagery



Topographic Map Year: 2022

Order Number: 25072000001

Address: The Lantern at Robstown, TX



Quadrangle(s): Annville TX, Robstown TX

© ERIS Information Inc.

Source: USGS Topographic Map

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of 4	ESE	0.35 / 1,861.06	74.77 / -1	AmeriGas Propane 5531 553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	TIER 2

Facility Record ID: FATR20117NUQSR00CM8T
Report Year: 2011
Fac Fire District:
No of Employees: 3
Facility: 5531
Facility Name: AmeriGas Propane 5531
Failed Validation:
Fac Country: USA
Fac County: Nueces
Lat/Long Loc Des: ST - Storage Tank
Submitted by: Terry L. Brown
F Notes:

Latitude: 27.792945
Longitude: -97.676181
Lat/long Method: I3 - Interpolation (Satellite)

Chemicals in Inventory (2011 Part 1)

CICAS: 74-98-6
Entered Chem Name: PROPANE
Ave Amount Code: 05
Ave Amount: 264000
Max Amount: 264000
Max Amount Code: 05
Max Amt Container: 132000

Days on Site: 365
Gas: T
Liquid: T
Mixture: T
Pressure: T
Pure:
Solid:

<u>1</u>	2 of 4	ESE	0.35 / 1,861.06	74.77 / -1	AmeriGas Propane 5531-Corpus 553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	TIER 2
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Facility Record ID: FATR20127NUQSR00CM8T
Report Year: 2012
Fac Fire District:
No of Employees: 3
Facility: 5531
Facility Name: AmeriGas Propane 5531-Corpus
Failed Validation:
Fac Country: USA
Fac County: Nueces
Lat/Long Loc Des: ST - Storage Tank
Submitted by: Adriana Castillo
F Notes:

Latitude: 27.792945
Longitude: -97.676181
Lat/long Method: I3 - Interpolation (Satellite)

Chemicals in Inventory (2012 Part 1)

CICAS: 74-98-6
Entered Chem Name: PROPANE
Ave Amount Code: 05
Ave Amount: 264000
Max Amount: 264000
Max Amount Code: 05
Max Amt Container: 132000

Days on Site: 365
Gas: T
Liquid: T
Mixture: T
Pressure: T
Pure:
Solid:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	3 of 4	ESE	0.35 / 1,861.06	74.77 / -1	AmeriGas Propane 5531 553 E Cong. Solomon P. Ortiz Blvd Robstown TX 78380	TIER 2
Facility Record ID:		FATR20107NUQSR00CM8T		Latitude:		27.792945
Report Year:		2010		Longitude:		-97.676181
Fac Fire District:				Lat/long Method:		I3 - Interpolation (Satellite)
No of Employees:		3				
Facility:		5531				
Facility Name:		AmeriGas Propane 5531				
Failed Validation:						
Fac Country:		USA				
Fac County:		Nueces				
Lat/Long Loc Des:		ST - Storage Tank				
Submitted by:		Terry Brown/Area Manager				
F Notes:						
<u>Chemicals in Inventory (2010)</u>						
CICAS:		74-98-6		Days on Site:		365
Entered Chem Name:		PROPANE		Gas:		T
Ave Amount Code:		05		Liquid:		T
Ave Amount:		264000		Mixture:		T
Max Amount:		264000		Pressure:		T
Max Amount Code:		05		Pure:		
Max Amt Container:		132000		Solid:		
1	4 of 4	ESE	0.35 / 1,861.06	74.77 / -1	PropaneFleet, Inc. 553 E. Cong. Solomon P. Ortiz Blvd. Robstown TX 78380	TIER 2
Facility Record ID:		FATR20086C3H9E002W1C		Latitude:		27.81283
Report Year:		2008		Longitude:		97.64870
Fac Fire District:		Robstown		Lat/long Method:		
No of Employees:		5				
Facility:						
Facility Name:		PropaneFleet, Inc.				
Failed Validation:						
Fac Country:		USA				
Fac County:		Nueces				
Lat/Long Loc Des:						
Submitted by:		Kenneth C. Gajdos				
F Notes:						
<u>Chemicals in Inventory (2008)</u>						
CICAS:		74-98-6		Days on Site:		365
Entered Chem Name:		Propane		Gas:		T
Ave Amount Code:		04		Liquid:		T
Ave Amount:		56140		Mixture:		
Max Amount:		99,801		Pressure:		T
Max Amount Code:		04		Pure:		T
Max Amt Container:		99801		Solid:		
2	1 of 22	E	0.36 / 1,888.93	74.96 / -1	THERMO FLUIDS 2203 TOWER ROBSTOWN TX 78380-6112	RCRA VSQG
Handler ID:		TXR000051227				
Generator Status:		VSG				
Recycler Activity?:		YES				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Recycler Activity Note: This facility has been identified as a Recycler Facility from the RCRA Handler Report Module with a 'Yes' for Recycler Activity with or without Storage.

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2025.

Violation Details

Viol Type:	262.D	Actual Rtc Date:	
Citation:		Found Violation:	Yes
Determined Date:	20210423	Rtc Qualifier:	
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Records/Reporting		

Enforcement Details

Enf Type:	141
Enf Type Desc:	REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date:	20211110
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Enf Type:	140
Enf Type Desc:	LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date:	20211020
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Enf Type:	410
Enf Type Desc:	REFERRAL TO ATTORNEY GENERAL
Enf Action Date:	20230417
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Enf Type:	510
Enf Type Desc:	INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date:	20231019
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	270.A	Actual Rtc Date:	
Citation:		Found Violation:	Yes

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Determined Date:	20210423	Rtc Qualifier:
Scheduled Compliance Date:		
Eval Activity Location:	TX	
Viol Determined By Agency:	State	
Viol Short Desc:	Permits - General Information	

Enforcement Details

Enf Type:	510
Enf Type Desc:	INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date:	20231019
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Enf Type:	410
Enf Type Desc:	REFERRAL TO ATTORNEY GENERAL
Enf Action Date:	20230417
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Enf Type:	141
Enf Type Desc:	REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date:	20211110
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Enf Type:	140
Enf Type Desc:	LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date:	20211020
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	
Citation:		Found Violation:	Yes
Determined Date:	20210423	Rtc Qualifier:	
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type:	140
Enf Type Desc:	LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date:	20211020
Disposition Status Desc:	
Disposition Status Date:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Enf Type:		510				
Enf Type Desc:		INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY				
Enf Action Date:		20231019				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Enf Type:		141				
Enf Type Desc:		REFERRAL TO ESC ENFORCEMENT SCREEN COMM.				
Enf Action Date:		20211110				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Enf Type:		410				
Enf Type Desc:		REFERRAL TO ATTORNEY GENERAL				
Enf Action Date:		20230417				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						

Violation Details

Viol Type:	262.B	Actual Rtc Date:	20130220
Citation:		Found Violation:	Yes
Determined Date:	20121108	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Manifest		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	279.E	Actual Rtc Date:	20130205
Citation:		Found Violation:	Yes
Determined Date:	20121108	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Viol Short Desc:	Used Oil - Transporter and Transfer Facility					
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Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	279.E	Actual Rtc Date:	20130220
Citation:		Found Violation:	Yes
Determined Date:	20121108	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Used Oil - Transporter and Transfer Facility		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130205
Citation:		Found Violation:	Yes
Determined Date:	20121108	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130220
Citation:		Found Violation:	Yes

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Determined Date:	20121108				Rtc Qualifier:	Documented
Scheduled Compliance Date:						
Eval Activity Location:	TX					
Viol Determined By Agency:	State					
Viol Short Desc:	State Statute or Regulation					

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.A	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - General		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.B	Actual Rtc Date:	20130408
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Manifest		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Details

Viol Type:	262.C	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Pre-transport		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.D	Actual Rtc Date:	20130709
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Records/Reporting		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.D	Actual Rtc Date:	20130510
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Records/Reporting		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Final Amount:
Paid Amount:

Violation Details

Viol Type:	265.C	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	TSD IS-Preparedness and Prevention		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	265.I	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	TSD IS-Container Use and Management		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	265.J	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	TSD IS-Tank System Standards		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Violation Details						
Viol Type:		268.A	Actual Rtc Date:		20130329	
Citation:			Found Violation:		Yes	
Determined Date:		20121107	Rtc Qualifier:		Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		LDR - General				
Enforcement Details						
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20130206				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Violation Details						
Viol Type:		273.B	Actual Rtc Date:		20130329	
Citation:			Found Violation:		Yes	
Determined Date:		20121107	Rtc Qualifier:		Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		Universal Waste - Small Quantity Handlers				
Enforcement Details						
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20130206				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Violation Details						
Viol Type:		XXS	Actual Rtc Date:		20130329	
Citation:			Found Violation:		Yes	
Determined Date:		20121107	Rtc Qualifier:		Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		State Statute or Regulation				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130408
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130723
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130510
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Viol Short Desc:	State Statute or Regulation					
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Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130709
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.A	Actual Rtc Date:	20111104
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - General		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.B	Actual Rtc Date:	20110901
Citation:		Found Violation:	Yes

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Determined Date:	20110211				Rtc Qualifier:	Documented
Scheduled Compliance Date:						
Eval Activity Location:	TX					
Viol Determined By Agency:	State					
Viol Short Desc:	Generators - Manifest					

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.D	Actual Rtc Date:	20111104
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Records/Reporting		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	263.B	Actual Rtc Date:	20110927
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Transporters - Manifest System and Recordkeeping		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Details

Viol Type:	268.A	Actual Rtc Date:	20111104
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	LDR - General		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	273.B	Actual Rtc Date:	20111104
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Universal Waste - Small Quantity Handlers		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	279.C	Actual Rtc Date:	20110927
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Used Oil - Generators		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Final Amount:
Paid Amount:

Violation Details

Viol Type:	279.C	Actual Rtc Date:	20110901
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Used Oil - Generators		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	279.E	Actual Rtc Date:	20110901
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Used Oil - Transporter and Transfer Facility		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	279.E	Actual Rtc Date:	20110927
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Used Oil - Transporter and Transfer Facility		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Violation Details						
Viol Type:		XXS	Actual Rtc Date:		20111104	
Citation:			Found Violation:		Yes	
Determined Date:		20110211	Rtc Qualifier:		Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		State Statute or Regulation				
Enforcement Details						
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20110627				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Violation Details						
Viol Type:		XXS	Actual Rtc Date:		20110927	
Citation:			Found Violation:		Yes	
Determined Date:		20110211	Rtc Qualifier:		Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		State Statute or Regulation				
Enforcement Details						
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20110627				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Violation Details						
Viol Type:		XXS	Actual Rtc Date:		20110901	
Citation:			Found Violation:		Yes	
Determined Date:		20110211	Rtc Qualifier:		Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		State Statute or Regulation				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20110627				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
<u>Evaluation Details</u>						
Eval Start Date:		20210423				
Eval Type Desc:		FOCUSED COMPLIANCE INSPECTION				
Viol Short Desc:		Generators - Records/Reporting				
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20210423				
Eval Type Desc:		FOCUSED COMPLIANCE INSPECTION				
Viol Short Desc:		Permits - General Information				
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20210423				
Eval Type Desc:		FOCUSED COMPLIANCE INSPECTION				
Viol Short Desc:		State Statute or Regulation				
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20130702				
Eval Type Desc:		NON-FINANCIAL RECORD REVIEW				
Viol Short Desc:						
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20130401				
Eval Type Desc:		NON-FINANCIAL RECORD REVIEW				
Viol Short Desc:						
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20130220				
Eval Type Desc:		NON-FINANCIAL RECORD REVIEW				
Viol Short Desc:						
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20121108				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		State Statute or Regulation				
Actual Rtc Date:		20130220				
Eval Agency:		State				
Eval Start Date:		20121108				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		Generators - Manifest				
Actual Rtc Date:		20130220				
Eval Agency:		State				
Eval Start Date:		20121108				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		Used Oil - Transporter and Transfer Facility				
Actual Rtc Date:		20130220				
Eval Agency:		State				
Eval Start Date:		20121108				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130205 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121108 COMPLIANCE EVALUATION INSPECTION Used Oil - Transporter and Transfer Facility 20130205 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121107 COMPLIANCE EVALUATION INSPECTION Universal Waste - Small Quantity Handlers 20130329 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121107 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130723 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121107 COMPLIANCE EVALUATION INSPECTION Generators - Pre-transport 20130329 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121107 COMPLIANCE EVALUATION INSPECTION Generators - Manifest 20130408 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121107 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130329 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121107 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130510 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121107 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130408 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121107 COMPLIANCE EVALUATION INSPECTION Generators - Records/Reporting 20130510 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20121107 COMPLIANCE EVALUATION INSPECTION Generators - Records/Reporting 20130709 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date:					20121107 COMPLIANCE EVALUATION INSPECTION TSD IS-Container Use and Management 20130329	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Eval Agency:		State				
Eval Start Date:		20121107				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		LDR - General				
Actual Rtc Date:		20130329				
Eval Agency:		State				
Eval Start Date:		20121107				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		State Statute or Regulation				
Actual Rtc Date:		20130709				
Eval Agency:		State				
Eval Start Date:		20121107				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		TSD IS-Preparedness and Prevention				
Actual Rtc Date:		20130329				
Eval Agency:		State				
Eval Start Date:		20121107				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		Generators - General				
Actual Rtc Date:		20130329				
Eval Agency:		State				
Eval Start Date:		20121107				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		TSD IS-Tank System Standards				
Actual Rtc Date:		20130329				
Eval Agency:		State				
Eval Start Date:		20111129				
Eval Type Desc:		NON-FINANCIAL RECORD REVIEW				
Viol Short Desc:						
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20110909				
Eval Type Desc:		NON-FINANCIAL RECORD REVIEW				
Viol Short Desc:						
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20110211				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		Generators - Manifest				
Actual Rtc Date:		20110901				
Eval Agency:		State				
Eval Start Date:		20110211				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		Used Oil - Transporter and Transfer Facility				
Actual Rtc Date:		20110927				
Eval Agency:		State				
Eval Start Date:		20110211				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		LDR - General				
Actual Rtc Date:		20111104				
Eval Agency:		State				
Eval Start Date:		20110211				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		Universal Waste - Small Quantity Handlers				
Actual Rtc Date:		20111104				
Eval Agency:		State				
Eval Start Date:		20110211				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					COMPLIANCE EVALUATION INSPECTION Transporters - Manifest System and Recordkeeping 20110927 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20110211 COMPLIANCE EVALUATION INSPECTION Used Oil - Generators 20110901 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20110211 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20111104 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20110211 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20110927 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20110211 FOCUSED COMPLIANCE INSPECTION State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20110211 COMPLIANCE EVALUATION INSPECTION Used Oil - Generators 20110927 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20110211 COMPLIANCE EVALUATION INSPECTION Generators - Records/Reporting 20111104 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20110211 COMPLIANCE EVALUATION INSPECTION Used Oil - Transporter and Transfer Facility 20110901 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20110211 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20110901 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20110211 COMPLIANCE EVALUATION INSPECTION Generators - General 20111104 State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:					20101027 FOCUSED COMPLIANCE INSPECTION State	
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date:					20050427 COMPLIANCE EVALUATION INSPECTION	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Agency:	State
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Handler Summary

Importer:	No	Used Oil Transpor:	No
Mixed Waste Gen:	No	Used Oil Trans Fac:	Yes
Transporter:	Yes	Used Oil Processor:	Yes
Transfer Facility:	Yes	Used Oil Refiner:	No
Recycler:	Yes	Used Oil Burner:	No
Onsite Burner Exem:	No	Commercial TSD:	No
Furnace Exemption:	No	Recycl Nonstorage:	No
Underground Injec:	No		
Used Oil Market Burner:	Yes		
Used Oil Spec Marketer:	Yes		

Additional Handler Summary Details

Source Type:	N	NAIC 1:	424710
Seq No:	25	NAIC 2:	
Non Notifier:		NAIC 3:	
Receive Date:	20221020	NAIC 4:	
Active Site:	H----	State:	TX
Land Type:	P	Location Latitude:	27.814129
In Handler Univ:	Y	Location Longitude:	-97.647785
In A Universe:	Y	Loc GIS Primary:	N
Gen Status:	VSG	Loc GIS Origin:	UC
Report Cycle:		State District Owner:	
Accessibility:		State District:	
Region:	06		
Fed Waste Gen Owner:	HQ		
State Waste Generator Owner:	TX		
State Waste Generator:	N		
Short Term Generator:	N		
Uni Waste:	Y		
Universal Waste Dest Facility:	N		
Federal Universal Waste:	Y		
As Federally Regulated Tsdf:	-----		
As Converter Tsdf:	-----		
As State Regulated Tsdf:	-----		
As State Regulated Handler:	---		
Federal Indicator:	---		
Hsm:	N		
Subpart K:	----		
GPRA Permit:	N		
GPRA Renewal:	N		
Permit Renewal Wrkld:	-----		
Permwrk ID:	-----		
Perm Prog:	-----		
Pcwrkld:	-----		
Closwrkld:	-----		
GPRA Ca:	N		
Cawrkld:	N		
Subjca Tsd Discretion:	N		
NCAPS:	N		
EC Indicator:	N		
Ca725 Indicator:	N		
Ca750 Indicator:	N		
Operating Tsdf:	-----		
Full Enforcement:	-----		
Snc:	N		
Unaddressed Snc:	N		
Addressed Snc:	N		
Snc With Comp Sched:	N		
Fa Required:	----		
Hhandler Last Change:	20221109		
Recognized Trader Importer:	N		
Recognized Trader Exporter:	N		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Slab Importer:		N				
Slab Exporter:		N				
Manifest Broker:		N				
Subpart P:		N				
Contact Language:		EN				
Handler Name:		THERMO FLUIDS				
Location Street No:		2203				
Location Street1:		TOWER				
Location Street2:						
Location City:		ROBSTOWN				
Location State:		TX				
Location Zip:		78380-6112				
Location County Code:		TX355				
Location County Name:		NUECES				
Location Country:						
Contact Name:		RICARDO SAUCEDO				
Contact Street No:		5243				
Contact Street1:		SINCLAIR RD				
Contact Street2:						
Contact City:		SAN ANTONIO				
Contact State:		TX				
Contact Zip:		78222-2209				
Contact Country:		US				
Contact Phone And Ext:		210-241-2619				
Contact Fax:						
Contact Email Address:						
Contact Title:						
Owner Name:		THERMO FLUIDS INC				
Owner Type:		P				
Owner Seq:		1				
Operator Name:		THERMO FLUIDS INC				
Operator Type:		P				
Operator Seq:		2				
Public Notes:						

Hazardous Waste Handler Details

Seq No: 2
Receive Date: 20021216
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLP
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 3
Receive Date: 20030116
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLP
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 4
Receive Date: 20030717
Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Seq No:	5					
Receive Date:	20050105					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC					
Fed Waste Generator:	3					
Generator Code Description:	Very Small Quantity Generator					
Source Type:	Notification					

Hazardous Waste Handler Details

Seq No:	6					
Receive Date:	20061108					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC					
Fed Waste Generator:	3					
Generator Code Description:	Very Small Quantity Generator					
Source Type:	Notification					

Hazardous Waste Handler Details

Seq No:	7					
Receive Date:	20070612					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC					
Fed Waste Generator:	N					
Generator Code Description:	Not a Generator, Verified					
Source Type:	Notification					

Hazardous Waste Handler Details

Seq No:	8					
Receive Date:	20080703					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC					
Fed Waste Generator:	N					
Generator Code Description:	Not a Generator, Verified					
Source Type:	Notification					

Hazardous Waste Handler Details

Seq No:	9					
Receive Date:	20080916					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LP					
Fed Waste Generator:	N					
Generator Code Description:	Not a Generator, Verified					
Source Type:	Notification					

Hazardous Waste Handler Details

Seq No:	10					
Receive Date:	20090223					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LP					
Fed Waste Generator:	3					
Generator Code Description:	Very Small Quantity Generator					
Source Type:	Notification					

Hazardous Waste Handler Details

Seq No:	11					
Receive Date:	20111101					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LP					
Fed Waste Generator:	3					
Generator Code Description:	Very Small Quantity Generator					
Source Type:	Notification					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	12
Receive Date:	20120216
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LP - ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	13
Receive Date:	20121108
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	14
Receive Date:	20141027
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	15
Receive Date:	20141027
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	16
Receive Date:	20141027
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE

Waste Code:	D006
Waste Code Desc:	CADMIUM

Waste Code:	D007
Waste Code Desc:	CHROMIUM

Waste Code:	D008
Waste Code Desc:	LEAD

Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	17
Receive Date:	20190524
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE

Waste Code:	D006
Waste Code Desc:	CADMIUM

Waste Code:	D007
Waste Code Desc:	CHROMIUM

Waste Code:	D008
Waste Code Desc:	LEAD

Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	18
Receive Date:	20190524
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE

Waste Code:	D006
Waste Code Desc:	CADMIUM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	19
Receive Date:	20190524
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	20
Receive Date:	20201102
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Seq No:	21
Receive Date:	20210609
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	22
Receive Date:	20210609
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	23
Receive Date:	20220902
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	24
Receive Date:	20220902
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	25
Receive Date:	20221020
Handler Name:	THERMO FLUIDS
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code Desc:		METHYL ETHYL KETONE				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:	Current Owner			Street No:		
Type:	Private			Street1:	PO BOX 261180	
Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC			Street2:		
Dt Became Current:	20050105			City:	CORPUS CHRISTI	
Dt Ended Current:				State:	TX	
Phone:	361-387-2171			Country:	US	
Source Type:	Notification			Zip:	78426	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:	PO BOX 261180	
Name:	TIME CHANEY			Street2:		
Dt Became Current:	20050105			City:	CORPUS CHRISTI	
Dt Ended Current:				State:	TX	
Phone:	361-387-2171			Country:	US	
Source Type:	Notification			Zip:	78426	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:	2203 TOWER	
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP			Street2:		
Dt Became Current:	20120216			City:	ROBSTOWN	
Dt Ended Current:				State:	TX	
Phone:				Country:		
Source Type:	Notification			Zip:	78380	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:	8635 HOWTON ST	
Name:	VALICOR ENVIRONMENTAL SERVICES LLC			Street2:		
Dt Became Current:	20191209			City:	HOUSTON	
Dt Ended Current:				State:	TX	
Phone:				Country:	US	
Source Type:	Notification			Zip:	77028-4813	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:		
Name:	WILLIAM STURGES			Street2:		
Dt Became Current:	20021010			City:		
Dt Ended Current:				State:		
Phone:				Country:	US	
Source Type:	Notification			Zip:		
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:	HOWTON ST	
Name:	VALICOR ENVIRONMENTAL SERVICES LLC			Street2:		
Dt Became Current:	20191209			City:	HOUSTON	
Dt Ended Current:				State:	TX	
Phone:	813-297-2645			Country:	US	
Source Type:	Notification			Zip:	77028-4813	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:	2427 CRESCENT HOLLOW CT	
Name:	VALICOR ENVIRONMENTAL SERVICES LLC			Street2:		
Dt Became Current:	20191209			City:	SPRING	
Dt Ended Current:				State:	TX	
Phone:				Country:	US	
Source Type:	Notification			Zip:	77388-2709	
Owner/Operator Ind:	Current Owner			Street No:		
Type:				Street1:	PO BOX 261180	
Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC			Street2:		
Dt Became Current:	20030717			City:	CORPUS CHRISTI	
Dt Ended Current:				State:	TX	
Phone:	361-387-2171			Country:	US	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Source Type:	Notification			Zip:	78426	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:	PO BOX 261180	
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP			Street2:		
Dt Became Current:	20080916			City:	CORPUS CHRISTI	
Dt Ended Current:				State:	TX	
Phone:	361-387-2171			Country:	US	
Source Type:	Notification			Zip:	78426	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:	PO BOX 261180	
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP			Street2:		
Dt Became Current:	20111101			City:	CORPUS CHRISTI	
Dt Ended Current:				State:	TX	
Phone:	361-387-2171			Country:		
Source Type:	Notification			Zip:	78426	
Owner/Operator Ind:	Current Owner			Street No:		
Type:	Private			Street1:	2203 TOWER	
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP			Street2:		
Dt Became Current:	20120216			City:	ROBSTOWN	
Dt Ended Current:				State:	TX	
Phone:				Country:		
Source Type:	Notification			Zip:	78380	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Other			Street1:		
Name:	TIME CHANEY			Street2:		
Dt Became Current:	20120216			City:		
Dt Ended Current:				State:		
Phone:				Country:		
Source Type:	Notification			Zip:		
Owner/Operator Ind:	Current Owner			Street No:		
Type:	Private			Street1:	8635 HOWTON ST	
Name:	VALICOR ENVIRONMENTAL SERVICES LLC			Street2:		
Dt Became Current:	20191209			City:	HOUSTON	
Dt Ended Current:				State:	TX	
Phone:	813-297-2645			Country:	US	
Source Type:	Notification			Zip:	77028-4813	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:	8635 HOWTON ST	
Name:	VALICOR ENVIRONMENTAL SERVICES LLC			Street2:		
Dt Became Current:	20191209			City:	HOUSTON	
Dt Ended Current:				State:	TX	
Phone:	813-297-2645			Country:	US	
Source Type:	Notification			Zip:	77028-4813	
Owner/Operator Ind:	Current Owner			Street No:		
Type:	Private			Street1:	5243 SINCLAIR RD	
Name:	THERMO FLUIDS INC			Street2:		
Dt Became Current:	20221024			City:	SAN ANTONIO	
Dt Ended Current:				State:	TX	
Phone:				Country:	US	
Source Type:	Notification			Zip:	78222-2209	
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Private			Street1:	2203 TOWER	
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP			Street2:		
Dt Became Current:	20080818			City:	ROBSTOWN	
Dt Ended Current:				State:	TX	
Phone:				Country:	US	
Source Type:	Notification			Zip:	78380-6112	
Owner/Operator Ind:	Current Owner			Street No:		
Type:	Private			Street1:		
Name:	WILLIAM STURGES			Street2:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Dt Became Current: Dt Ended Current: Phone: Source Type:	20021010 Notification				City: State: Country: Zip: US	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator TIME CHANEY 20030717 361-387-2171 Notification				Street No: Street1: Street2: City: State: Country: Zip: PO BOX 261180 CORPUS CHRISTI TX US 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LP 20080916 361-387-2171 Notification				Street No: Street1: Street2: City: State: Country: Zip: PO BOX 261180 CORPUS CHRISTI TX US 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private MIDSTATE ENVIRONMENTAL SERVICES LP 20090223 361-387-2171 Notification				Street No: Street1: Street2: City: State: Country: Zip: PO BOX 261180 CORPUS CHRISTI TX US 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private VALICOR ENVIRONMENTAL SERVICES LLC 20191209 813-297-2645 Notification				Street No: Street1: Street2: City: State: Country: Zip: HOWTON ST HOUSTON TX US 77028-4813	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private VALICOR ENVIRONMENTAL SERVICES LLC 20191209 Notification				Street No: Street1: Street2: City: State: Country: Zip: 8635 HOWTON ST HOUSTON TX US 77028-4813	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private TIME CHANEY 20080703 361-387-2171 Notification				Street No: Street1: Street2: City: State: Country: Zip: PO BOX 261180 CORPUS CHRISTI TX US 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LP 20090223 361-387-2171 Notification				Street No: Street1: Street2: City: State: Country: Zip: PO BOX 261180 CORPUS CHRISTI TX US 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private MIDSTATE ENVIRONMENTAL SERVICES LP 20080818 361-387-2171 Notification				Street No: Street1: Street2: City: State: Country: Zip: PO BOX 261180 CORPUS CHRISTI TX US 78426-1180	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private THERMO FLUIDS INC 20221024 Notification				Street No: Street1: 5243 SINCLAIR RD Street2: City: SAN ANTONIO State: TX Country: US Zip: 78222-2209	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LLC 20080703 361-387-2171 Notification				Street No: Street1: PO BOX 261180 Street2: City: CORPUS CHRISTI State: TX Country: US Zip: 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LP 20111101 361-387-2171 Notification				Street No: Street1: PO BOX 261180 Street2: City: CORPUS CHRISTI State: TX Country: US Zip: 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Other TIME CHANEY 20111101 Notification				Street No: Street1: Street2: City: State: Country: Zip:	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LP 20080818 Notification				Street No: Street1: 2203 TOWER Street2: City: ROBSTOWN State: TX Country: US Zip: 78380-6112	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LP 20080818 361-387-2171 Notification				Street No: Street1: PO BOX 261180 Street2: City: CORPUS CHRISTI State: TX Country: US Zip: 78426-1180	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private VALICOR ENVIRONMENTAL SERVICES LLC 20191209 Notification				Street No: Street1: 2427 CRESCENT HOLLOW CT Street2: City: SPRING State: TX Country: US Zip: 77388-2709	

Historical Handler Details

Receive Dt: 20220902
Generator Code Description: Very Small Quantity Generator
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt: 20220902
Generator Code Description: Very Small Quantity Generator
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt: 20210609

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Generator Code Description: Handler Name:					Very Small Quantity Generator VALICOR ENVIRONMENTAL SERVICES ROBSTOWN	
Receive Dt: Generator Code Description: Handler Name:				20210609 Very Small Quantity Generator VALICOR ENVIRONMENTAL SERVICES ROBSTOWN		
Receive Dt: Generator Code Description: Handler Name:				20201102 Very Small Quantity Generator VALICOR ENVIRONMENTAL SERVICES ROBSTOWN		
Receive Dt: Generator Code Description: Handler Name:				20190524 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY		
Receive Dt: Generator Code Description: Handler Name:				20190524 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY		
Receive Dt: Generator Code Description: Handler Name:				20190524 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY		
Receive Dt: Generator Code Description: Handler Name:				20141027 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY		
Receive Dt: Generator Code Description: Handler Name:				20141027 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY		
Receive Dt: Generator Code Description: Handler Name:				20141027 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY		
Receive Dt: Generator Code Description: Handler Name:				20121108 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY		
Receive Dt: Generator Code Description: Handler Name:				20120216 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES LP - ROBSTOWN FACILITY		
Receive Dt: Generator Code Description: Handler Name:				20111101 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES LP		
Receive Dt: Generator Code Description: Handler Name:				20090223 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES LP		
Receive Dt: Generator Code Description: Handler Name:				20080916 Not a Generator, Verified MIDSTATE ENVIRONMENTAL SERVICES LP		
Receive Dt: Generator Code Description: Handler Name:				20080703 Not a Generator, Verified MIDSTATE ENVIRONMENTAL SERVICES LLC		
Receive Dt: Generator Code Description: Handler Name:				20070612 Not a Generator, Verified MIDSTATE ENVIRONMENTAL SERVICES LLC		
Receive Dt: Generator Code Description: Handler Name:				20061108 Very Small Quantity Generator MIDSTATE ENVIRONMENTAL SERVICES LLC		
Receive Dt: Generator Code Description:				20050105 Very Small Quantity Generator		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC
Receive Dt:	20030717
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC
Receive Dt:	20030116
Generator Code Description:	Not a Generator, Verified
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLP
Receive Dt:	20021216
Generator Code Description:	Not a Generator, Verified
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLP

<u>2</u>	2 of 22	E	0.36 / 1,888.93	74.96 / -1	MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY 2203 TOWER ROBSTOWN TX 78380	AST
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Facility ID:	122927
UST Fin Assu Req (Web):	No
PST ID No:	79369
No of Active USTs (Web):	0
Facility Status (Web):	ACTIVE
No of Active ASTs (Web):	2
Fac Exempt Status (Web):	No
Facility Type (Web):	INDUST/MFG/CHEM PLANT
Note:	Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf
Historical Documents:	ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html
Data Source:	Aboveground Storage Tank (AST) Extract

Application Information (as of April 11, 2025)

Applicatn Rec Dt:	07/11/2008	Signature Title:	OPER MGR
Signature Dt:	07/09/2008	Signature First Nm:	WILLIAM K
Enforcement Action:		Signature Mid Nm:	
Enforce Action Dt:		Signature Last Nm:	KING
Signature Role:	OWNER		
Signature Company:			

Contact Information (as of April 11, 2025)

Fac Cnt Org Nm:	MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY	Fac Cnt M Addr (D):	
Fac Cnt Title:		Fac Cnt M Addr (Int D):	
Fac Cnt First Nm:		Fac Cnt M Addr City:	
Fac Cnt Middle Nm:		Fac Cnt M Addr Zip:	
Fac Cnt Last Nm:		Fac Cnt M Addr Zip Ext:	
Fac Cnt Phone No Cd:	361	Fac Cnt M Addr State:	
Fac Cnt Phone No:	3872171	Fac Cnt Fax No Cd:	
Fac Cnt Phone No Ext:	0	Fac Cnt Fax No:	
Addr Deliverable:		Fac Cnt Fax No Ext:	
Fac Cnt Email:			

Owner Details (as of April 11, 2025)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Princ ID:	673579922004103				Mail Addr (Dlvry):	PO BOX 261180
Additional ID:	262677722008227				Mail Addr (Int Deliv):	
Owner CN:	CN602606162				Mai City:	CORPUS CHRISTI
Comp/Own Last Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP				Mail State:	TX
Owner F Nm:					Mail Zip:	78426
Owner M Nm:					Mail Zip Ext:	1180
Owner Eff Begin Dt:	10/01/2002				Addr Foreign Pstl Cd:	
Owner Type Cd:	PA				Addr Ctry Code:	
Owner Type:	Partnership				Phone No Ctry Code:	1
State Tax ID:	10437007056				Phone Area Code:	361
Cnt Role:	OWNCON				Phone No:	3872171
Cnt First Nm:					Phone Ext:	0
Cnt Middle Nm:					Fax No Ctry Cd:	
Cnt Last Nm:					Fax Area Cd:	
Cnt Title:					Fax No:	
Cnt Orgn Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP				Fax Ext:	
Email:						

Operator Details (as of April 11, 2025)

Princ ID:	673579922004103	Mail Addr (Int Deliv):	
Additional ID:	262677722008227	Mai City:	CORPUS CHRISTI
Owner CN:	CN602606162	Mail State:	TX
Comp/Own Last Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP	Mail Zip:	78426
Owner F Nm:		Mail Zip Ext:	1180
Owner M Nm:		Addr Foreign Pstl Cd:	
Owner Eff Begin Dt:	10/01/2002	Addr Ctry Code:	
Owner Type Cd:	PA	Phone No Ctry Code:	
Owner Type:	Partnership	Phone Area Code:	
Cnt Role:	OPRCON	Phone No:	
Cnt First Nm:	WILLIAM	Phone Ext:	
Cnt Middle Nm:		Fax No Ctry Cd:	
Cnt Last Nm:	STURGES	Fax Area Cd:	
Cnt Title:	PRESIDENT	Fax No:	
Cnt Orgn Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP	Fax Ext:	
Mail Addr (Dlvry):	PO BOX 261180	Email:	
Addr Devilerable:			

Facility Billing Contacts (as of April 11, 2025)

Fac ID:	122927	Mail Addr (Deliv):	PO BOX 261180
Additional ID:	262677722008227	Mail Addr (Int Deliv):	
Princ ID:	673579922004103	Mail City:	CORPUS CHRISTI
Fac Nm:	MIDSTATE ENVIRONMENTAL SERVICES-ROBSTOWN FACILITY	Mail State:	TX
AR No:	68803	Mail Zip:	78426
UST Fee Cd:	A	Mail Zip Ext:	1180
AST Fee Cd:	U	Phone Area Code:	
Cnt First Nm:	WILLIAM K	Phone No:	
Cnt Middle Nm:		Phone Ext:	
Cnt Last Nm:	KING JR	Fax Area Code:	
Cnt Title:		Fax No:	
Cnt Orgn Nm:	MIDSTATE ENVIRONMENTAL SERVICES LP	Fax No Ext:	
Email:		Cnt Addr Deliver:	YES

Tank Information (as of April 11, 2025)

Fac ID:	122927	Registration Dt:	07/11/2008
AST ID:	210356	Status Begin Dt:	10/01/2002
Tank ID:	D5	Regulatory Status:	FULLY REGULATED
Installation Dt:	10/01/2002	Substance Stored:	DIESEL
Capacity (gal):	2000	Substance Stored 2:	
Status:	IN USE	Substance Stored 3:	
Multiple Comptmnt:	NO		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Material of Construction (as of April 11, 2025)

AST ID:	210356	Fiberglass:	NO
Fac ID:	122927	Aluminum:	NO
Tank ID:	D5	Corrugated Metal:	NO
Steel:	YES	Concrete:	NO

Containment Details (as of April 11, 2025)

AST ID:	210356	Concrete:	NO
Fac ID:	122927	None:	NO
Tank ID:	D5	Stage 1 Vpr Rcvry:	EXEMPT BY TCEQ RULE
Earthen Dike:	NO	Stage 1 Install Dt:	
Containment Liner:	NO		

Tank Information (as of April 11, 2025)

Fac ID:	122927	Registration Dt:	07/11/2008
AST ID:	210355	Status Begin Dt:	10/01/2002
Tank ID:	D4	Regulatory Status:	FULLY REGULATED
Installation Dt:	10/01/2002	Substance Stored:	DIESEL
Capacity (gal):	11000	Substance Stored 2:	
Status:	IN USE	Substance Stored 3:	
Multiple Comprtmnt:	NO		

Material of Construction (as of April 11, 2025)

AST ID:	210355	Fiberglass:	NO
Fac ID:	122927	Aluminum:	NO
Tank ID:	D4	Corrugated Metal:	NO
Steel:	YES	Concrete:	NO

Containment Details (as of April 11, 2025)

AST ID:	210355	Concrete:	YES
Fac ID:	122927	None:	NO
Tank ID:	D4	Stage 1 Vpr Rcvry:	EXEMPT BY TCEQ RULE
Earthen Dike:	NO	Stage 1 Install Dt:	
Containment Liner:	NO		

2

3 of 22

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**0.36 /
1,888.93**

**74.96 /
-1**

**VALICOR ENVIRONMENTAL
SERVICES ROBSTOWN
2203 TOWER
ROBSTOWN TX 78380-6112**

SPILLS

Incident No:	147859	No Complaining:	
Reg Entity No:	RN102954658	Frequency:	
Incident Type:		Receiving Water:	
Incident Status:	CLOSED	Air Text:	
Incident Priority:		Tceq Region:	REGION 14 - CORPUS CHRISTI
Start Date:	10/22/2010	Nearest City:	ROBSTOWN
End Date:	1/1/0001	County:	NUECES
Received Date:	10/22/2010	Zip Plus 4 CD:	
Status Date:		State:	TX
Nature:	OTHER	Latitude:	27.795517
Disp Status:		Longitude:	-97.752083
Disp Date:			
Physical Location:			

Spill Detail

Invest No:	881040	Media:	WASTE
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Invest Status:	DAPPROVED	Pgm Name:	EMERGENCY RESPONSE
Customer No:	CN602606162	Classification:	
Customer Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	Source:	
Material Spilled:	FIRE / DECOMPOSITION	Effect:	ENVIRONMEN
Amount:	0	Unit of Measure:	
Action Taken:			
Incident Description:			

On 10/22/2010 at 23:14 hrs, Barbara Beynon Environemtnal Investigator (EI) with the TCEQ Region 14 (TCEQ-R14) office received notification from Mike Casanova, dispatcher with the City of Corpus Christi Police Department, of a fire which occurred on 10/21/2010 at 22:15 hrs. Notification to the TCEQ-R14 was made through Chem-Tel Report # 20103403.

Incident Comments:

Incident Action:

On 10/22/2010, Emergency Response Coordinator Daniel S Escobar and EI Matt Nerren conducted an on-site investigation and determined the following. The fire occurred at the Midstate Environmental Facility located at 2203 Tower Rd in the city of Robstown (Nueces County). The fire was a result of used propane filter igniting within a drum of used oil filters.

Emergency Response Spills Detail

Customer No:	CN602606162	Unit of Measure:	
Investigation No:	881040	Effect:	ENVIRONMENTAL
Customer Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	Incident Source:	Used Oil Filters
Media:	WASTE	Nature:	OTHER
Spill Classification:	006_OTHER	Mailing Address:	2203 TOWER
Material Released:	FIRE / DECOMPOSITION	Mailing Address 2:	
Material Rel Amt:	0	Receiving Water	NA
		Body:	

Incident Description:

On 10/22/2010 at 23:14 hrs, Barbara Beynon Environemtnal Investigator (EI) with the TCEQ Region 14 (TCEQ-R14) office received notification from Mike Casanova, dispatcher with the City of Corpus Christi Police Department, of a fire which occurred on 10/21/2010 at 22:15 hrs. Notification to the TCEQ-R14 was made through Chem-Tel Report # 20103403.

Incident Comment:

Incident Action Taken:

On 10/22/2010, Emergency Response Coordinator Daniel S Escobar and EI Matt Nerren conducted an on-site investigation and determined the following. The fire occurred at the Midstate Environmental Facility located at 2203 Tower Rd in the city of Robstown (Nueces County). The fire was a result of used propane filter igniting within a drum of used oil filters.

<u>2</u>	4 of 22	E	0.36 / 1,888.93	74.96 / -1	MIDSTATE ENVIRONMENTAL SERVICES 2203 TOWER ROBSTOWN TX 78380	IHW CORR ACTION
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ID: 87155-RN102954658

Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>
Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>

Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

IHW Corrective Actions Data

Program ID:	87155	Phase Status Dt:	4/15/2016
RN No:	RN102954658	Soil Coc Class:	
Admin Status:	INACTIVE	Soil Remediation:	
Admin Status Dt:	4/15/2016	Gw Coc Class:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Phase:	COMPLETED WORKLOAD	Gw Remediation:
Program:	IHWCA	
Site Name:	MIDSTATE ENVIRONMENTAL SERVICES	
Site Address:	2203 TOWER	
City Name:	ROBSTOWN	
County Name:	NUECES	
Zip Cd:	78380	
Site Addr Desc:		

TCEQ Open Data - IHWCA Points

IHWCA ID:	87155	Horz Date:	20130318
RN:	RN102954658	Horz Org:	TCEQ
X:	-97.64823811299999	Horz Datum:	NAD83
Y:	27.814211737999983	Horz Meth:	ADDMAT_NUM
Horz Acc:	-9999	Region:	REGION 14 - CORPUS CHRISTI
Horz Ref:	OTHER		
Horz Desc:			
REM Program:	Industrial and Hazardous Waste Corrective Action (IHWCA)		
Site Name:	MIDSTATE ENVIRONMENTAL SERVICES		
Phys Addr:	2203 TOWER		
Addr Desc:			
City:	ROBSTOWN		
County:	NUECES		
Zip Code:	78380		
Lat Dd:	27.81421174		
Long Dd:	-97.64823811		

2	5 of22	E	0.36 / 1,888.93	74.96 / -1	MIDSTATE ENVIRONMENTAL SERVICES LP 2203 TOWER ROBSTOWN TX 78380	SWF/LF
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Historical Documents: ERIIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

MSW - Active/Closed/Revoked

RN:	RN102954658	Additional ID:	2351
Program:	MSW	County:	NUECES
Legal Status:	WITHDRAWN	Latitude:	27.795517
Status:	REVOKED	Longitude:	-97.752083
Legal Status Date:	4/5/2007	Region:	REGION 14 - CORPUS CHRISTI
Phys Site Status:	NOT CONSTRUCTED		
Physical Type:	TRANSFER STATION FACILITY		
Site Name:	MIDSTATE ENVIRONMENTAL SERVICES LP		
Phys Addr Line 1:	2203 TOWER		
Phys Addr Line 2:			
Phys Addr State:	TX		
Phys Addr ZIP:	78380		
Phys Addr ZIP 4:	6112		
Phys Addr City:	ROBSTOWN		
Near Phys Loc:			
Near Phys Loc City:	ROBSTOWN		
Near Phy Loc State:	TX		
Near Phys Loc ZIP:	78380		

2	6 of22	E	0.36 / 1,888.93	74.96 / -1	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN 2203 TOWER ROBSTOWN TX 78380-6112	SPILLS
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Incident No:	230392	No Complaining:
Reg Entity No:	RN102954658	Frequency:
Incident Type:		Receiving Water:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Incident Status:	CLOSED				Air Text:	
Incident Priority:					Tceq Region:	REGION 14 - CORPUS CHRISTI
Start Date:	3/22/2016				Nearest City:	ROBSTOWN
End Date:	1/1/0001				County:	NUECES
Received Date:	3/31/2016				Zip Plus 4 CD:	
Status Date:					State:	TX
Nature:	USED OIL				Latitude:	27.795517
Disp Status:					Longitude:	-97.752083
Disp Date:						
Physical Location:						

Spill Detail

Invest No:	1322964	Media:	WASTE
Invest Status:	DAPPROVED	Pgm Name:	EMERGENCY RESPONSE
Customer No:	CN602606162	Classification:	
Customer Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	Source:	
Material Spilled:	Used Oil	Effect:	ENVIRONMEN
Amount:	500	Unit of Measure:	GALLONS
Action Taken:			
Incident Description:			

On 3/23/2016, the Texas Commission on Environmental Quality (TCEQ) Region 14 (R14) office received a notification via telephone call to the Regional office and NRC report #1143508, concerning an above ground storage tank release of used oil to soil at the Midstate Environmental Services facility in Robstown in Nueces County, Texas.

Incident Comments:

TCEQ R14 will continue to gather information and assess the situation.

Incident Action:

On 3/23/2016 an on-site investigation was conducted by TCEQ R14 Emergency Response Coordinator Roger Bennett, Work leader Judlyn Telesford-Checkley, and Environmental Investigator Matthew Cook.

Emergency Response Spills Detail

Customer No:	CN602606162	Unit of Measure:	GALLONS
Investigation No:	1322964	Effect:	ENVIRONMENTAL
Customer Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	Incident Source:	Storage Tank
Media:	WASTE	Nature:	USED OIL
Spill Classification:	003_OIL	Mailing Address:	2203 TOWER
Material Released:	Used Oil	Mailing Address 2:	
Material Rel Amt:	500	Receiving Water	NA
		Body:	

Incident Description:

On 3/23/2016, the Texas Commission on Environmental Quality (TCEQ) Region 14 (R14) office received a notification via telephone call to the Regional office and NRC report #1143508, concerning an above ground storage tank release of used oil to soil at the Midstate Environmental Services facility in Robstown in Nueces County, Texas.

Incident Comment:

TCEQ R14 will continue to gather information and assess the situation.

Incident Action Taken:

On 3/23/2016 an on-site investigation was conducted by TCEQ R14 Emergency Response Coordinator Roger Bennett, Work leader Judlyn Telesford-Checkley, and Environmental Investigator Matthew Cook.

2	7 of 22	E	0.36 / 1,888.93	74.96 / -1	MIDSTATE ENVIRONMENTAL SERVICES 2203 TOWER ROAD ROBSTOWN TX 78380	PCB
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Site ID:	TXR000051227				Cert Title:	
Receive Date:					Cert Date:	9/18/2013 12:00:00 AM
Generator:	No				Cert Name:	
Storer:	No				State Name:	TEXAS
Transporter:	Yes				Region:	06
Disposer:	No				GIS Data Origin:	Auto-Geocoded
Research:	No				Latitude:	27.814124
Smelter:	No				Longitude:	-97.647787
Owner Name:		MIDSTATE ENVIRONMENTAL SERVICES				
Mail Address 1:		P.O. BOX 261180				
Mail Address 2:						
Mail Street No:						
Mail City:		CORPUS CHRISTI				
Mail State:		TX				
Mail Zip:		78426-1180				
Mail Country:		US				
Contact Name:		OSCAR BARELA				
Contact Title:		EHS MANAGER				
Contact Phone:		210-789-4757				
Contact Phone Ext:						
Contact Email:						

2	8 of 22	E	0.36 / 1,888.93	74.96 / -1	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN 2203 TOWER ROBSTOWN TX 78380	NOV
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RN No:	RN108388547	State:	
TCEQ Region:		Zip Code:	
Physical Location:		Zip Plus 4:	
Address:		Lat Dec Coord No:	
City:		Long Dec Coord No:	
Near City:			
Regulated Entity Name (OD):	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN		
Physical Location (OD):	2203 TOWER		
Physical City (OD):	ROBSTOWN		
Physical Zip (OD):	78380		
County (OD):	NUECES		
Latitude (OD):			
Longitude (OD):			
Data Source:	TCEQ NOV (Open Data List) (as of 2 Jul 2024)		

Open Data Details

Customer No:	
Customer Name:	
Business Type:	
Media:	
Rule Citation:	
Investigation No:	1356852
Investigation Approved Date:	Aug 30, 2016
Notice of Violation ID:	632362182016242
Violation Track No:	
Violation Status:	
Notice of Violation Date:	Aug 30, 2016
Violation Category:	
Violation Allegation:	
Violation Resolution:	
Cat A Violation Tracking No:	
Cat A Violation Citations:	
Cat B Violation Tracking No:	
Cat B Violation Citations:	
Cat C Violation Tracking No:	615634; 615636
Cat C Violation Citations:	312.142(c); 312.144(f)
Total Violation Count:	2
Mailing Address:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Mailing City: Mailing State: Mailing Zip Code: TCEQ Region: REGION 14 - CORPUS CHRISTI Physical State: TX Coordinates : Coordinates Address Based: Coordinates County Centroid : POINT (-97.75552438183594 27.730459858398437)						

<u>2</u>	9 of 22	E	0.36 / 1,888.93	74.96 / -1	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN 2203 TOWER ROBSTOWN TX 78380	NOV
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RN No: RN102954658
TCEQ Region:
Physical Location:
Address:
City:
Near City:
Regulated Entity Name (OD): VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Physical Location (OD): 2203 TOWER
Physical City (OD): ROBSTOWN
Physical Zip (OD): 78380
County (OD): NUECES
Latitude (OD):
Longitude (OD):
Data Source: TCEQ NOV (Open Data List) (as of 2 Jul 2024)

Open Data Details

Customer No:
Customer Name:
Business Type: USED OIL COLLECTION AND PROCESSING WW TREATMENT
Media:
Rule Citation:
Investigation No: 1540258
Investigation Approved Date: Jan 30, 2019
Notice of Violation ID: 446367652019030
Violation Track No:
Violation Status:
Notice of Violation Date: Jan 30, 2019
Violation Category:
Violation Allegation:
Violation Resolution:
Cat A Violation Tracking No:
Cat A Violation Citations:
Cat B Violation Tracking No: 703531
Cat B Violation Citations: 279.56(a); 279.56(b)
Cat C Violation Tracking No:
Cat C Violation Citations:
Total Violation Count: 1
Mailing Address:
Mailing City:
Mailing State:
Mailing Zip Code:
TCEQ Region: REGION 14 - CORPUS CHRISTI
Physical State: TX
Coordinates :
Coordinates Address Based:
Coordinates County Centroid : POINT (-97.75552438183594 27.730459858398437)

Open Data Details

Customer No:
Customer Name:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Business Type:		USED OIL COLLECTION AND PROCESSING WW TREATMENT				
Media:						
Rule Citation:						
Investigation No:		1350452				
Investigation Approved Date:		Aug 29, 2016				
Notice of Violation ID:		654325692016239				
Violation Track No:						
Violation Status:						
Notice of Violation Date:		Aug 29, 2016				
Violation Category:						
Violation Allegation:						
Violation Resolution:						
Cat A Violation Tracking No:						
Cat A Violation Citations:						
Cat B Violation Tracking No:		616292; 616302				
Cat B Violation Citations:		26.121(a)(1); 281.25(a)(4)				
Cat C Violation Tracking No:						
Cat C Violation Citations:						
Total Violation Count:		2				
Mailing Address:						
Mailing City:						
Mailing State:						
Mailing Zip Code:						
TCEQ Region:		REGION 14 - CORPUS CHRISTI				
Physical State:		TX				
Coordinates :						
Coordinates Address Based:						
Coordinates County Centroid :		POINT (-97.75552438183594 27.730459858398437)				
Open Data Details						
Customer No:						
Customer Name:						
Business Type:		USED OIL COLLECTION AND PROCESSING WW TREATMENT				
Media:						
Rule Citation:						
Investigation No:		899904				
Investigation Approved Date:		Jun 27, 2011				
Notice of Violation ID:		583362492011175				
Violation Track No:						
Violation Status:						
Notice of Violation Date:		Jun 27, 2011				
Violation Category:						
Violation Allegation:						
Violation Resolution:						
Cat A Violation Tracking No:						
Cat A Violation Citations:						
Cat B Violation Tracking No:		426016; 426017; 426018; 426019; 426025; 426026; 426028; 426037; 426040; 426042; 426044; 426060; 426064; 426066; 426069; 426072; 428274; 428277; 428303; 428410; 428433; 430198; 430207; 430631				
Cat B Violation Citations:		26.121; 262.11; 262.20(a); 262.23(a); 273.17(b); 279.22(c); 279.22(d); 279.52(a)(5); 279.52(b)(2); 279.54(e); 279.56(a); 279.74(b); 328.23(a); 328.23(c); 328.25(a); 328.26(d); 335.10(a); 335.10(b); 335.10(d)(1); 335.11; 335.262; 335.262(c)(2)(B); 335.262(c)(2)(F); 335.4; 335.503(a); 335.513; 335.6(c); 335.6(h); 335.62; 335.9(a)(2)				
Cat C Violation Tracking No:		428273; 428458				
Cat C Violation Citations:		279.46(a); 279.46(b); 279.46(c); 335.6(c)				
Total Violation Count:		26				
Mailing Address:						
Mailing City:						
Mailing State:						
Mailing Zip Code:						
TCEQ Region:		REGION 14 - CORPUS CHRISTI				
Physical State:		TX				
Coordinates :						
Coordinates Address Based:						
Coordinates County Centroid :		POINT (-97.75552438183594 27.730459858398437)				
<u>2</u>	10 of 22	E	0.36 / 1,888.93	74.96 / -1	THERMO FLUIDS 2203 TOWER	RCRA TSD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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ROBSTOWN TX 78380-6112

Handler ID: TXR000051227
Generator Status: VSG
Recycler Activity?: YES
Recycler Activity Note: This facility has been identified as a Recycler Facility from the RCRA Handler Report Module with a 'Yes' for Recycler Activity with or without Storage.

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2025.

Violation Details

Viol Type:	262.D	Actual Rtc Date:	
Citation:		Found Violation:	Yes
Determined Date:	20210423	Rtc Qualifier:	
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Records/Reporting		

Enforcement Details

Enf Type:	510
Enf Type Desc:	INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date:	20231019
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Enf Type:	141
Enf Type Desc:	REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date:	20211110
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Enf Type:	410
Enf Type Desc:	REFERRAL TO ATTORNEY GENERAL
Enf Action Date:	20230417
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Enf Type:	140
Enf Type Desc:	LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date:	20211020
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Details

Viol Type:	270.A	Actual Rtc Date:	
Citation:		Found Violation:	Yes
Determined Date:	20210423	Rtc Qualifier:	
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Permits - General Information		

Enforcement Details

Enf Type:	410
Enf Type Desc:	REFERRAL TO ATTORNEY GENERAL
Enf Action Date:	20230417
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	
Enf Type:	140
Enf Type Desc:	LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
Enf Action Date:	20211020
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	
Enf Type:	510
Enf Type Desc:	INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enf Action Date:	20231019
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	
Enf Type:	141
Enf Type Desc:	REFERRAL TO ESC ENFORCEMENT SCREEN COMM.
Enf Action Date:	20211110
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	
Citation:		Found Violation:	Yes
Determined Date:	20210423	Rtc Qualifier:	
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Enf Type:		510				
Enf Type Desc:		INITIAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY				
Enf Action Date:		20231019				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Enf Type:		141				
Enf Type Desc:		REFERRAL TO ESC ENFORCEMENT SCREEN COMM.				
Enf Action Date:		20211110				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Enf Type:		140				
Enf Type Desc:		LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION				
Enf Action Date:		20211020				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
Enf Type:		410				
Enf Type Desc:		REFERRAL TO ATTORNEY GENERAL				
Enf Action Date:		20230417				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						

Violation Details

Viol Type:	262.B	Actual Rtc Date:	20130220
Citation:		Found Violation:	Yes
Determined Date:	20121108	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Manifest		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	279.E	Actual Rtc Date:	20130220
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Citation:					Found Violation:	Yes
Determined Date:	20121108				Rtc Qualifier:	Documented
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		Used Oil - Transporter and Transfer Facility				

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	279.E	Actual Rtc Date:	20130205
Citation:		Found Violation:	Yes
Determined Date:	20121108	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Used Oil - Transporter and Transfer Facility		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130220
Citation:		Found Violation:	Yes
Determined Date:	20121108	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130205
Citation:		Found Violation:	Yes
Determined Date:	20121108	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130107
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.A	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - General		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.B	Actual Rtc Date:	20130408
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Manifest		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	262.C	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Pre-transport		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.D	Actual Rtc Date:	20130709
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Records/Reporting		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.D	Actual Rtc Date:	20130510
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Records/Reporting		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Enf Action Date:		20130206				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
 <u>Violation Details</u>						
Viol Type:	265.C			Actual Rtc Date:	20130329	
Citation:				Found Violation:	Yes	
Determined Date:	20121107			Rtc Qualifier:	Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		TSD IS-Preparedness and Prevention				
 <u>Enforcement Details</u>						
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20130206				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
 <u>Violation Details</u>						
Viol Type:	265.I			Actual Rtc Date:	20130329	
Citation:				Found Violation:	Yes	
Determined Date:	20121107			Rtc Qualifier:	Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		TSD IS-Container Use and Management				
 <u>Enforcement Details</u>						
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20130206				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
 <u>Violation Details</u>						
Viol Type:	265.J			Actual Rtc Date:	20130329	
Citation:				Found Violation:	Yes	
Determined Date:	20121107			Rtc Qualifier:	Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		TSD IS-Tank System Standards				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	268.A	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	LDR - General		

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	273.B	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Universal Waste - Small Quantity Handlers		

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20130206
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130510
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Viol Determined By Agency:	State
Viol Short Desc:	State Statute or Regulation

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130408
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130709
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130723
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Citation:					Found Violation:	Yes
Determined Date:	20121107				Rtc Qualifier:	Documented
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		State Statute or Regulation				

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20130329
Citation:		Found Violation:	Yes
Determined Date:	20121107	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20130206
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.A	Actual Rtc Date:	20111104
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - General		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Details

Viol Type:	262.B	Actual Rtc Date:	20110901
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Manifest		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	262.D	Actual Rtc Date:	20111104
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Generators - Records/Reporting		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	263.B	Actual Rtc Date:	20110927
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Transporters - Manifest System and Recordkeeping		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	268.A	Actual Rtc Date:	20111104
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	LDR - General		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	273.B	Actual Rtc Date:	20111104
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Universal Waste - Small Quantity Handlers		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20110627
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Viol Type:	279.C	Actual Rtc Date:	20110927
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Used Oil - Generators		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Enf Action Date:		20110627				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
 <u>Violation Details</u>						
Viol Type:	279.C			Actual Rtc Date:	20110901	
Citation:				Found Violation:	Yes	
Determined Date:	20110211			Rtc Qualifier:	Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		Used Oil - Generators				
 <u>Enforcement Details</u>						
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20110627				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
 <u>Violation Details</u>						
Viol Type:	279.E			Actual Rtc Date:	20110927	
Citation:				Found Violation:	Yes	
Determined Date:	20110211			Rtc Qualifier:	Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		Used Oil - Transporter and Transfer Facility				
 <u>Enforcement Details</u>						
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20110627				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
 <u>Violation Details</u>						
Viol Type:	279.E			Actual Rtc Date:	20110901	
Citation:				Found Violation:	Yes	
Determined Date:	20110211			Rtc Qualifier:	Documented	
Scheduled Compliance Date:						
Eval Activity Location:		TX				
Viol Determined By Agency:		State				
Viol Short Desc:		Used Oil - Transporter and Transfer Facility				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20111104
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20110927
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	State Statute or Regulation		

Enforcement Details

Enf Type: 120
Enf Type Desc: WRITTEN INFORMAL
Enf Action Date: 20110627
Disposition Status Desc:
Disposition Status Date:
Enf Agency: State
Proposed Amount:
Final Amount:
Paid Amount:

Violation Details

Viol Type:	XXS	Actual Rtc Date:	20110901
Citation:		Found Violation:	Yes
Determined Date:	20110211	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Viol Determined By Agency:		State				
Viol Short Desc:		State Statute or Regulation				
<u>Enforcement Details</u>						
Enf Type:		120				
Enf Type Desc:		WRITTEN INFORMAL				
Enf Action Date:		20110627				
Disposition Status Desc:						
Disposition Status Date:						
Enf Agency:		State				
Proposed Amount:						
Final Amount:						
Paid Amount:						
<u>Evaluation Details</u>						
Eval Start Date:		20210423				
Eval Type Desc:		FOCUSED COMPLIANCE INSPECTION				
Viol Short Desc:		Generators - Records/Reporting				
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20210423				
Eval Type Desc:		FOCUSED COMPLIANCE INSPECTION				
Viol Short Desc:		Permits - General Information				
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20210423				
Eval Type Desc:		FOCUSED COMPLIANCE INSPECTION				
Viol Short Desc:		State Statute or Regulation				
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20130702				
Eval Type Desc:		NON-FINANCIAL RECORD REVIEW				
Viol Short Desc:						
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20130401				
Eval Type Desc:		NON-FINANCIAL RECORD REVIEW				
Viol Short Desc:						
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20130220				
Eval Type Desc:		NON-FINANCIAL RECORD REVIEW				
Viol Short Desc:						
Actual Rtc Date:						
Eval Agency:		State				
Eval Start Date:		20121108				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		State Statute or Regulation				
Actual Rtc Date:		20130205				
Eval Agency:		State				
Eval Start Date:		20121108				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				
Viol Short Desc:		Used Oil - Transporter and Transfer Facility				
Actual Rtc Date:		20130205				
Eval Agency:		State				
Eval Start Date:		20121108				
Eval Type Desc:		COMPLIANCE EVALUATION INSPECTION				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Viol Short Desc: Actual Rtc Date: Eval Agency:		State Statute or Regulation 20130220 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121108 COMPLIANCE EVALUATION INSPECTION Generators - Manifest 20130220 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121108 COMPLIANCE EVALUATION INSPECTION Used Oil - Transporter and Transfer Facility 20130220 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION Generators - Records/Reporting 20130709 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION TSD IS-Preparedness and Prevention 20130329 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130408 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION Generators - Manifest 20130408 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130329 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION Generators - General 20130329 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION TSD IS-Container Use and Management 20130329 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130723 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION LDR - General 20130329 State				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION TSD IS-Tank System Standards 20130329 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION Generators - Pre-transport 20130329 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130709 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20130510 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION Universal Waste - Small Quantity Handlers 20130329 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20121107 COMPLIANCE EVALUATION INSPECTION Generators - Records/Reporting 20130510 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20111129 NON-FINANCIAL RECORD REVIEW State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110909 NON-FINANCIAL RECORD REVIEW State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION LDR - General 20111104 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20110927 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION Generators - Manifest 20110901 State				
Eval Start Date: Eval Type Desc:		20110211 FOCUSED COMPLIANCE INSPECTION				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Viol Short Desc: Actual Rtc Date: Eval Agency:		State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION Transporters - Manifest System and Recordkeeping 20110927 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20110901 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION Generators - General 20111104 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION State Statute or Regulation 20111104 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION Used Oil - Transporter and Transfer Facility 20110901 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION Used Oil - Transporter and Transfer Facility 20110927 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION Universal Waste - Small Quantity Handlers 20111104 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION Used Oil - Generators 20110927 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION Generators - Records/Reporting 20111104 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20110211 COMPLIANCE EVALUATION INSPECTION Used Oil - Generators 20110901 State				
Eval Start Date: Eval Type Desc: Viol Short Desc: Actual Rtc Date: Eval Agency:		20101027 FOCUSED COMPLIANCE INSPECTION State				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Start Date: 20050427
 Eval Type Desc: COMPLIANCE EVALUATION INSPECTION
 Viol Short Desc:
 Actual Rtc Date:
 Eval Agency: State

Handler Summary

Importer:	No	Used Oil Transpor:	No
Mixed Waste Gen:	No	Used Oil Trans Fac:	Yes
Transporter:	Yes	Used Oil Processor:	Yes
Transfer Facility:	Yes	Used Oil Refiner:	No
Recycler:	Yes	Used Oil Burner:	No
Onsite Burner Exem:	No	Commercial TSD:	No
Furnace Exemption:	No	Recycl Nonstorage:	No
Underground Injec:	No		
Used Oil Market Burner:	Yes		
Used Oil Spec Marketer:	Yes		

Additional Handler Summary Details

Source Type:	N	NAIC 1:	424710
Seq No:	25	NAIC 2:	
Non Notifier:		NAIC 3:	
Receive Date:	20221020	NAIC 4:	
Active Site:	H----	State:	TX
Land Type:	P	Location Latitude:	27.814129
In Handler Univ:	Y	Location Longitude:	-97.647785
In A Universe:	Y	Loc GIS Primary:	N
Gen Status:	VSG	Loc GIS Origin:	UC
Report Cycle:		State District Owner:	
Accessibility:		State District:	
Region:	06		
Fed Waste Gen Owner:	HQ		
State Waste Generator Owner:	TX		
State Waste Generator:	N		
Short Term Generator:	N		
Uni Waste:	Y		
Universal Waste Dest Facility:	N		
Federal Universal Waste:	Y		
As Federally Regulated Tsdf:	-----		
As Converter Tsdf:	-----		
As State Regulated Tsdf:	-----		
As State Regulated Handler:	---		
Federal Indicator:	---		
Hsm:	N		
Subpart K:	----		
GPRA Permit:	N		
GPRA Renewal:	N		
Permit Renewal Wrkld:	-----		
Permwrk ID:	-----		
Perm Prog:	-----		
Pcwrkld:	-----		
Closwrkld:	-----		
GPRA Ca:	N		
Cawrkld:	N		
Subjca Tsd Discretion:	N		
NCAPS:	N		
EC Indicator:	N		
Ca725 Indicator:	N		
Ca750 Indicator:	N		
Operating Tsdf:	-----		
Full Enforcement:	-----		
Snc:	N		
Unaddressed Snc:	N		
Addressed Snc:	N		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Snc With Comp Sched:		N				
Fa Required:		-----				
Hhandler Last Change:		20221109				
Recognized Trader Importer:		N				
Recognized Trader Exporter:		N				
Slab Importer:		N				
Slab Exporter:		N				
Manifest Broker:		N				
Subpart P:		N				
Contact Language:		EN				
Handler Name:		THERMO FLUIDS				
Location Street No:		2203				
Location Street1:		TOWER				
Location Street2:						
Location City:		ROBSTOWN				
Location State:		TX				
Location Zip:		78380-6112				
Location County Code:		TX355				
Location County Name:		NUECES				
Location Country:						
Contact Name:		RICARDO SAUCEDO				
Contact Street No:		5243				
Contact Street1:		SINCLAIR RD				
Contact Street2:						
Contact City:		SAN ANTONIO				
Contact State:		TX				
Contact Zip:		78222-2209				
Contact Country:		US				
Contact Phone And Ext:		210-241-2619				
Contact Fax:						
Contact Email Address:						
Contact Title:						
Owner Name:		THERMO FLUIDS INC				
Owner Type:		P				
Owner Seq:		1				
Operator Name:		THERMO FLUIDS INC				
Operator Type:		P				
Operator Seq:		2				
Public Notes:						

Hazardous Waste Handler Details

Seq No: 2
 Receive Date: 20021216
 Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLP
 Fed Waste Generator: N
 Generator Code Description: Not a Generator, Verified
 Tsd Activity: N
 Source Type: Notification

Hazardous Waste Handler Details

Seq No: 3
 Receive Date: 20030116
 Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLP
 Fed Waste Generator: N
 Generator Code Description: Not a Generator, Verified
 Tsd Activity: Y
 Source Type: Notification

Hazardous Waste Handler Details

Seq No: 4
 Receive Date: 20030717
 Handler Name: MIDSTATE ENVIRONMENTAL SERVICES LLC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Fed Waste Generator:	3					
Generator Code Description:	Very Small Quantity Generator					
Tsd Activity:	N					
Source Type:	Notification					
 <u>Hazardous Waste Handler Details</u>						
Seq No:	5					
Receive Date:	20050105					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC					
Fed Waste Generator:	3					
Generator Code Description:	Very Small Quantity Generator					
Tsd Activity:	N					
Source Type:	Notification					
 <u>Hazardous Waste Handler Details</u>						
Seq No:	6					
Receive Date:	20061108					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC					
Fed Waste Generator:	3					
Generator Code Description:	Very Small Quantity Generator					
Tsd Activity:	N					
Source Type:	Notification					
 <u>Hazardous Waste Handler Details</u>						
Seq No:	7					
Receive Date:	20070612					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC					
Fed Waste Generator:	N					
Generator Code Description:	Not a Generator, Verified					
Tsd Activity:	N					
Source Type:	Notification					
 <u>Hazardous Waste Handler Details</u>						
Seq No:	8					
Receive Date:	20080703					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC					
Fed Waste Generator:	N					
Generator Code Description:	Not a Generator, Verified					
Tsd Activity:	N					
Source Type:	Notification					
 <u>Hazardous Waste Handler Details</u>						
Seq No:	9					
Receive Date:	20080916					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LP					
Fed Waste Generator:	N					
Generator Code Description:	Not a Generator, Verified					
Tsd Activity:	N					
Source Type:	Notification					
 <u>Hazardous Waste Handler Details</u>						
Seq No:	10					
Receive Date:	20090223					
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LP					
Fed Waste Generator:	3					
Generator Code Description:	Very Small Quantity Generator					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Tsd Activity:	N
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	11
Receive Date:	20111101
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LP
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Tsd Activity:	N
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	12
Receive Date:	20120216
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES LP - ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Tsd Activity:	N
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	13
Receive Date:	20121108
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Generator Code Description:	Very Small Quantity Generator
Tsd Activity:	N
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE

Waste Code:	D006
Waste Code Desc:	CADMIUM

Waste Code:	D007
Waste Code Desc:	CHROMIUM

Waste Code:	D008
Waste Code Desc:	LEAD

Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	14
Receive Date:	20141027
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Tsd Activity:	N
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE

Waste Code:	D006
Waste Code Desc:	CADMIUM

Waste Code:	D007
Waste Code Desc:	CHROMIUM

Waste Code:	D008
Waste Code Desc:	LEAD

Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	15
Receive Date:	20141027
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Tsd Activity:	N
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code:		D006				
Waste Code Desc:		CADMIUM				
Waste Code:		D007				
Waste Code Desc:		CHROMIUM				
Waste Code:		D008				
Waste Code Desc:		LEAD				
Waste Code:		D035				
Waste Code Desc:		METHYL ETHYL KETONE				

Hazardous Waste Handler Details

Seq No: 16
 Receive Date: 20141027
 Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
 Fed Waste Generator: 3
 Generator Code Description: Very Small Quantity Generator
 Tsd Activity: N
 Source Type: Notification

Waste Code Details

Waste Code: D001
 Waste Code Desc: IGNITABLE WASTE

 Waste Code: D006
 Waste Code Desc: CADMIUM

 Waste Code: D007
 Waste Code Desc: CHROMIUM

 Waste Code: D008
 Waste Code Desc: LEAD

 Waste Code: D035
 Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 17
 Receive Date: 20190524
 Handler Name: MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
 Fed Waste Generator: 3
 Generator Code Description: Very Small Quantity Generator
 Tsd Activity: N
 Source Type: Notification

Waste Code Details

Waste Code: D001
 Waste Code Desc: IGNITABLE WASTE

 Waste Code: D006
 Waste Code Desc: CADMIUM

 Waste Code: D007
 Waste Code Desc: CHROMIUM

 Waste Code: D008
 Waste Code Desc: LEAD

 Waste Code: D035

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code Desc:	METHYL ETHYL KETONE
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Hazardous Waste Handler Details

Seq No:	18
Receive Date:	20190524
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Tsd Activity:	N
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	19
Receive Date:	20190524
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Tsd Activity:	N
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	20
Receive Date:	20201102
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Tsd Activity:	Y
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	21
Receive Date:	20210609
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Tsd Activity:	Y
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006
Waste Code Desc:	CADMIUM
Waste Code:	D007
Waste Code Desc:	CHROMIUM
Waste Code:	D008
Waste Code Desc:	LEAD
Waste Code:	D035
Waste Code Desc:	METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No:	22
Receive Date:	20210609
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Tsd Activity:	Y
Source Type:	Notification

Waste Code Details

Waste Code:	D001
Waste Code Desc:	IGNITABLE WASTE
Waste Code:	D006

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code Desc:		CADMIUM				
Waste Code:		D007				
Waste Code Desc:		CHROMIUM				
Waste Code:		D008				
Waste Code Desc:		LEAD				
Waste Code:		D035				
Waste Code Desc:		METHYL ETHYL KETONE				

Hazardous Waste Handler Details

Seq No: 23
Receive Date: 20220902
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: Y
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Hazardous Waste Handler Details

Seq No: 24
Receive Date: 20220902
Handler Name: VALICOR ENVIRONMENTAL SERVICES ROBSTOWN
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: Y
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Hazardous Waste Handler Details

Seq No: 25
Receive Date: 20221020
Handler Name: THERMO FLUIDS
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Tsd Activity: Y
Source Type: Notification

Waste Code Details

Waste Code: D001
Waste Code Desc: IGNITABLE WASTE

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D035
Waste Code Desc: METHYL ETHYL KETONE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street1:	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LLC	Street2:	
Dt Became Current:	20080703	City:	CORPUS CHRISTI
Dt Ended Current:		State:	TX
Phone:	361-387-2171	Country:	US
Source Type:	Notification	Zip:	78426

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street1:	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	Street2:	
Dt Became Current:	20080916	City:	CORPUS CHRISTI
Dt Ended Current:		State:	TX
Phone:	361-387-2171	Country:	US
Source Type:	Notification	Zip:	78426

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street1:	5243 SINCLAIR RD
Name:	THERMO FLUIDS INC	Street2:	
Dt Became Current:	20221024	City:	SAN ANTONIO
Dt Ended Current:		State:	TX
Phone:		Country:	US
Source Type:	Notification	Zip:	78222-2209

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street1:	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	Street2:	
Dt Became Current:	20080916	City:	CORPUS CHRISTI
Dt Ended Current:		State:	TX
Phone:	361-387-2171	Country:	US
Source Type:	Notification	Zip:	78426

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street1:	PO BOX 261180
Name:	MIDSTATE ENVIRONMENTAL SERVICES LP	Street2:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Dt Became Current: Dt Ended Current: Phone: Source Type:	20111101 361-387-2171 Notification				City: State: Country: Zip:	CORPUS CHRISTI TX 78426
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private WILLIAM STURGES 20021010 Notification				Street No: Street1: Street2: City: State: Country: Zip:	US
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LP 20090223 361-387-2171 Notification				Street No: Street1: Street2: City: State: Country: Zip:	PO BOX 261180 CORPUS CHRISTI TX US 78426
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Other TIME CHANEY 20111101 Notification				Street No: Street1: Street2: City: State: Country: Zip:	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private VALICOR ENVIRONMENTAL SERVICES LLC 20191209 813-297-2645 Notification				Street No: Street1: Street2: City: State: Country: Zip:	HOWTON ST HOUSTON TX US 77028-4813
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner MIDSTATE ENVIRONMENTAL SERVICES LLC 20030717 361-387-2171 Notification				Street No: Street1: Street2: City: State: Country: Zip:	PO BOX 261180 CORPUS CHRISTI TX US 78426
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator TIME CHANEY 20030717 361-387-2171 Notification				Street No: Street1: Street2: City: State: Country: Zip:	PO BOX 261180 CORPUS CHRISTI TX US 78426
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private MIDSTATE ENVIRONMENTAL SERVICES LP 20120216 Notification				Street No: Street1: Street2: City: State: Country: Zip:	2203 TOWER ROBSTOWN TX 78380
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Other TIME CHANEY 20120216 Notification				Street No: Street1: Street2: City: State: Country: Zip:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private MIDSTATE ENVIRONMENTAL SERVICES LP 20080818 Notification				Street No: Street1: 2203 TOWER Street2: City: ROBSTOWN State: TX Country: US Zip: 78380-6112	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private WILLIAM STURGES 20021010 Notification				Street No: Street1: Street2: City: State: Country: US Zip:	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LP 20080818 Notification				Street No: Street1: 2203 TOWER Street2: City: ROBSTOWN State: TX Country: US Zip: 78380-6112	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private VALICOR ENVIRONMENTAL SERVICES LLC 20191209 813-297-2645 Notification				Street No: Street1: 8635 HOWTON ST Street2: City: HOUSTON State: TX Country: US Zip: 77028-4813	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private VALICOR ENVIRONMENTAL SERVICES LLC 20191209 Notification				Street No: Street1: 2427 CRESCENT HOLLOW CT Street2: City: SPRING State: TX Country: US Zip: 77388-2709	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LLC 20050105 361-387-2171 Notification				Street No: Street1: PO BOX 261180 Street2: City: CORPUS CHRISTI State: TX Country: US Zip: 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private TIME CHANEY 20050105 361-387-2171 Notification				Street No: Street1: PO BOX 261180 Street2: City: CORPUS CHRISTI State: TX Country: US Zip: 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private TIME CHANEY 20080703 361-387-2171 Notification				Street No: Street1: PO BOX 261180 Street2: City: CORPUS CHRISTI State: TX Country: US Zip: 78426	
Owner/Operator Ind: Type: Name:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LP				Street No: Street1: PO BOX 261180 Street2:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Dt Became Current: Dt Ended Current: Phone: Source Type:	20080818 361-387-2171 Notification			City: State: Country: Zip:	CORPUS CHRISTI TX US 78426-1180	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private MIDSTATE ENVIRONMENTAL SERVICES LP 20080818 361-387-2171 Notification			Street No: Street1: Street2: City: State: Country: Zip:	 PO BOX 261180 CORPUS CHRISTI TX US 78426-1180	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private VALICOR ENVIRONMENTAL SERVICES LLC 20191209 Notification			Street No: Street1: Street2: City: State: Country: Zip:	 2427 CRESCENT HOLLOW CT SPRING TX US 77388-2709	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private THERMO FLUIDS INC 20221024 Notification			Street No: Street1: Street2: City: State: Country: Zip:	 5243 SINCLAIR RD SAN ANTONIO TX US 78222-2209	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private MIDSTATE ENVIRONMENTAL SERVICES LP 20090223 361-387-2171 Notification			Street No: Street1: Street2: City: State: Country: Zip:	 PO BOX 261180 CORPUS CHRISTI TX US 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private MIDSTATE ENVIRONMENTAL SERVICES LP 20111101 361-387-2171 Notification			Street No: Street1: Street2: City: State: Country: Zip:	 PO BOX 261180 CORPUS CHRISTI TX 78426	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Operator Private VALICOR ENVIRONMENTAL SERVICES LLC 20191209 Notification			Street No: Street1: Street2: City: State: Country: Zip:	 8635 HOWTON ST HOUSTON TX US 77028-4813	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private VALICOR ENVIRONMENTAL SERVICES LLC 20191209 Notification			Street No: Street1: Street2: City: State: Country: Zip:	 8635 HOWTON ST HOUSTON TX US 77028-4813	
Owner/Operator Ind: Type: Name: Dt Became Current: Dt Ended Current: Phone: Source Type:	Current Owner Private MIDSTATE ENVIRONMENTAL SERVICES LP 20120216 Notification			Street No: Street1: Street2: City: State: Country: Zip:	 2203 TOWER ROBSTOWN TX 78380	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner/Operator Ind:	Current Operator	Street No:				
Type:	Private	Street1:			8635 HOWTON ST	
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	Street2:				
Dt Became Current:	20191209	City:			HOUSTON	
Dt Ended Current:		State:			TX	
Phone:	813-297-2645	Country:			US	
Source Type:	Notification	Zip:			77028-4813	

Owner/Operator Ind:	Current Owner	Street No:				
Type:	Private	Street1:			HOWTON ST	
Name:	VALICOR ENVIRONMENTAL SERVICES LLC	Street2:				
Dt Became Current:	20191209	City:			HOUSTON	
Dt Ended Current:		State:			TX	
Phone:	813-297-2645	Country:			US	
Source Type:	Notification	Zip:			77028-4813	

Historical Handler Details

Receive Dt:	20220902
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20220902
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20210609
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20210609
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20201102
Generator Code Description:	Very Small Quantity Generator
Handler Name:	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN

Receive Dt:	20190524
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20190524
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20190524
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20141027
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20141027
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20141027
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20121108
Generator Code Description:	Very Small Quantity Generator
Handler Name:	MIDSTATE ENVIRONMENTAL SERVICES ROBSTOWN FACILITY

Receive Dt:	20120216
Generator Code Description:	Very Small Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LP - ROBSTOWN FACILITY				
Receive Dt:		20111101				
Generator Code Description:		Very Small Quantity Generator				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LP				
Receive Dt:		20090223				
Generator Code Description:		Very Small Quantity Generator				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LP				
Receive Dt:		20080916				
Generator Code Description:		Not a Generator, Verified				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LP				
Receive Dt:		20080703				
Generator Code Description:		Not a Generator, Verified				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LLC				
Receive Dt:		20070612				
Generator Code Description:		Not a Generator, Verified				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LLC				
Receive Dt:		20061108				
Generator Code Description:		Very Small Quantity Generator				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LLC				
Receive Dt:		20050105				
Generator Code Description:		Very Small Quantity Generator				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LLC				
Receive Dt:		20030717				
Generator Code Description:		Very Small Quantity Generator				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LLC				
Receive Dt:		20030116				
Generator Code Description:		Not a Generator, Verified				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LLP				
Receive Dt:		20021216				
Generator Code Description:		Not a Generator, Verified				
Handler Name:		MIDSTATE ENVIRONMENTAL SERVICES LLP				
<u>2</u>	11 of 22	E	0.36 / 1,888.93	74.96 / -1	VALICOR ENVIRONMENTAL SERVICES ROBSTOWN 2203 TOWER ROBSTOWN TX 78380	ORD
Docket No:		2004-0520-MSW-E		TCEQ ID:		A85752
Reg Ent No:		RN102954658		Case No:		14731
Customer No:		CN602606162		Program:		MSW
Eff Dt:		02/10/2005		Type :		ADMINORDER
Status:		EFFECTIVE		Penalty Assessed(\$):		7110
Status Dt:		02/10/2005		Penalty Deferred(\$):		1422
Dist Court No:				Payable Amount(\$):		5688
Resolution ID:		495604152004106		Sep Offset(\$):		0
County:		NUECES				
Respondent Name:		MIDSTATE ENVIRONMENTAL SERVICES LP				
Reg Ent Name:		VALICOR ENVIRONMENTAL SERVICES ROBSTOWN				
Phys Loc Desc:						
Cost Amt:						
CT Costs Amt:						
Atty Fee in CT Order Amt:						
Original Source:		Administrative Orders Issued				
Note:		Docket documents can be downloaded from TCEQ's online search for Commission Issued Orders: https://www14.tceq.texas.gov/epic/CIO/				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	12 of 22	E	0.36 / 1,888.93	74.96 / -1	THERMO FLUIDS 2203 TOWER ROBSTOWN TX 78380	IHW GENERATOR

Solid Waste Registration No: 87155

Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>
Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>

Historical Documents: ERIIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

Owner/Operator Information

Owner or Operator:	OPERATOR	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	THERMO FLUIDS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation
Owner or Operator:	OWNER	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	THERMO FLUIDS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation

Contact Information

Last Name:		City:	SAN ANTONIO
First Name:		State:	TX
Job Title:		Zip Code:	78222
Contact Role:	OWNOPRCON	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Phone No:	1-210-2412619
Building Name		Fax No:	
Address Line:			
PO Box Address Line:			
Last Name:	SAUCEDO	City:	SAN ANTONIO
First Name:	RICARDO	State:	TX
Job Title:	SR ENVIRONMENTAL COMPLIAN	Zip Code:	78222
Contact Role:	PRICONT	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Phone No:	1-210-2412619
Building Name		Fax No:	
Address Line:			
PO Box Address Line:			

Waste Information

Unique Waste ID: 326163

Texas Waste Code: 0012219H

EPA Waste Form Code: W206

Waste Code Status: INACTIVE

Waste Code Status Change Dt: Dec 09, 2019

Waste Description: This waste stream is generated through the cleaning of used oil drums. It consis

Origin Code: 1

Source Code: G07

Primary NAICS Code: 56292

On Site Treatment Mgmt Method:

Off Site Flag:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		344728				
Texas Waste Code:		00149992				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Plant Trash-generated onsite and originating in facility offices laboratories an				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414512				
Texas Waste Code:		41044891				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Petroleum Contaminated Solids and Debris saturated with oil to include: Floor Dr				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414517				
Texas Waste Code:		41092961				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Used Antifreeze for Recycle				
Origin Code:		4				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		255926				
Texas Waste Code:		00074891				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Non-hazardous contaminated soil derived from spills, leaks and emergency respons				
Origin Code:		2				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		352825				
Texas Waste Code:		00166031				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Wash rack Sludge derived from the internal cleaning of offsite tanks, frac tanks				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Origin Code:	1					
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	197619					
Texas Waste Code:	00023912					
EPA Waste Form Code:						
Waste Code Status:	INACTIVE					
Waste Code Status Change Dt:						
Waste Description:	non-hazardous dewatered wastewater pre-treatment plant sludge. Pending					
Origin Code:	3					
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	351407					
Texas Waste Code:	00152961					
EPA Waste Form Code:						
Waste Code Status:	INACTIVE					
Waste Code Status Change Dt:	Dec 09, 2019					
Waste Description:	Used Antifreeze removed from equipment offsite. Stored onsite recycled offsite;					
Origin Code:	4					
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	197618					
Texas Waste Code:	00013911					
EPA Waste Form Code:						
Waste Code Status:	INACTIVE					
Waste Code Status Change Dt:						
Waste Description:	Tank Bottoms.non-hazardous oil tank bottom sludge. derived from oil tank cleanin					
Origin Code:	1					
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	255924					
Texas Waste Code:	00053911					
EPA Waste Form Code:						
Waste Code Status:	INACTIVE					
Waste Code Status Change Dt:	Dec 09, 2019					
Waste Description:	Non-hazardous dewatered plant sludge(filter cake) derived from waste water treat					
Origin Code:	1					
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Unique Waste ID: Texas Waste Code: EPA Waste Form Code: Waste Code Status: Waste Code Status Change Dt: Waste Description: Origin Code: Source Code: Primary NAICS Code: On Site Treatment Mgmt Method: Off Site Flag: Radioactive Flag: New Chemical Substance Flag:			414510 41023911		ACTIVE Dec 09, 2019 Filter Cake from Wastewater Treatment Process of Oily Water 3	
Unique Waste ID: Texas Waste Code: EPA Waste Form Code: Waste Code Status: Waste Code Status Change Dt: Waste Description: Origin Code: Source Code: Primary NAICS Code: On Site Treatment Mgmt Method: Off Site Flag: Radioactive Flag: New Chemical Substance Flag:			255848 00046031		INACTIVE Dec 09, 2019 Tank bottom Sludge generated from oil tank cleaning operations. Per a notificati 1	
Unique Waste ID: Texas Waste Code: EPA Waste Form Code: Waste Code Status: Waste Code Status Change Dt: Waste Description: Origin Code: Source Code: Primary NAICS Code: On Site Treatment Mgmt Method: Off Site Flag: Radioactive Flag: New Chemical Substance Flag:			255927 00084891		INACTIVE Dec 09, 2019 Non-hazardous plant trash and debris saturated with oil to include:Aluminum cans 1	
Unique Waste ID: Texas Waste Code: EPA Waste Form Code: Waste Code Status: Waste Code Status Change Dt: Waste Description: Origin Code: Source Code: Primary NAICS Code: On Site Treatment Mgmt Method: Off Site Flag: Radioactive Flag: New Chemical Substance Flag:			256146 00094891		INACTIVE Dec 09, 2019 Non-Hazardous used floor dry contaminated with oil. Per a notification submitted 2	
Unique Waste ID: Texas Waste Code: EPA Waste Form Code: Waste Code Status: Waste Code Status Change Dt: Waste Description: Origin Code: Source Code: Primary NAICS Code: On Site Treatment Mgmt Method: Off Site Flag: Radioactive Flag: New Chemical Substance Flag:			414516 41084091		ACTIVE Dec 09, 2019 Multipurpose Grease from Industrial Maintenance Facilities 4	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		335750				
Texas Waste Code:		00113961				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		PCB contaminated oil derived from ship breaking activity.PCB Content is greater				
Origin Code:		4				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		425734				
Texas Waste Code:		41112052				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Dt:		Jun 09, 2021				
Waste Description:		Oily Water treated under CWT Subcat B Permit. CBOD exceeds Discharge Parameters				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		352826				
Texas Waste Code:		00173081				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Oily crushed drums for Scrap Metal; Due to waste minimization, ingredient change				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414513				
Texas Waste Code:		41059992				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Plant Trash as defined by TCEQ; Class 2; Non-Hazardous				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		434103				
Texas Waste Code:		41122051				
EPA Waste Form Code:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Waste Code Status:		ACTIVE				
Waste Code Status Change Dt:		Sep 02, 2022				
Waste Description:		Oily-water generated from clean out of used oil tanks				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:		true				
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		231132				
Texas Waste Code:		00032051				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:						
Waste Description:		Cleaning of sludge at bottom of used oil tank. Not recycled. First generated 01/				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		255925				
Texas Waste Code:		00066031				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Non-hazardous pit sludge derived from frac tank, roll-off and tank washing and c				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414511				
Texas Waste Code:		41036031				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Pit Sludge - Tank Bottoms, Truck Washouts, Filter Cleaning, OWS Cleanouts				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt						
Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		256147				
Texas Waste Code:		0010604H				
EPA Waste Form Code:		W209				
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		This waste stream is a paint residue and sludge generated from painting and pain				
Origin Code:		1				
Source Code:		G61				
Primary NAICS Code:		562920				
On Site Treatment Mgmt						
Method:						
Off Site Flag:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		352824				
Texas Waste Code:		00132051				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Process Water is the waste water that is generated from the thermal treatment of				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		434104				
Texas Waste Code:		41133191				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Dt:		Sep 02, 2022				
Waste Description:		Sludge generated from clean out of used oil tanks				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:		true				
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414518				
Texas Waste Code:		41102031				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Dt:		Oct 20, 2022				
Waste Description:		Used Parts Washer Solvent (Mineral Spirits); Due to change(s) in the product pro				
Origin Code:		4				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414426				
Texas Waste Code:		41012051				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Dt:		Dec 03, 2019				
Waste Description:		High BOD Water that cannot be discharge under current CWT Permit				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414514				
Texas Waste Code:		41069022				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Dt:		Dec 09, 2019				
Waste Description:		Supplemental Plant Trash as defined by TCEQ; Class 2; Non-Hazardous				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Origin Code:	3					
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	414515					
Texas Waste Code:	41073081					
EPA Waste Form Code:						
Waste Code Status:	ACTIVE					
Waste Code Status Change Dt:	Dec 09, 2019					
Waste Description:	Oily Crushed Drums/Containers - Scrape Metal					
Origin Code:	3					
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt Method:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	448654					
Texas Waste Code:	4114206H					
EPA Waste Form Code:	W206					
Waste Code Status:	ACTIVE					
Waste Code Status Change Dt:	Aug 12, 2024					
Waste Description:	Used oil that tested high for perc and is managed as hazardous waste 08-12-24-					
Origin Code:	4					
Source Code:	G19					
Primary NAICS Code:	424710					
On Site Treatment Mgmt Method:						
Off Site Flag:	true					
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
<u>Facility Information</u>						
Regulated Entity No:	RN102954658					
EPA ID No:	TXR000051227					
Facility Site Name:	THERMO FLUIDS					
Facility Status:	ACTIVE					
Physical Loc Address:	2203 TOWER					
City:	ROBSTOWN					
County:	NUECES					
State:	TX					
Zip Code:	78380					
Country:	UNITED STATES					
TCEQ Region No:	14					
Latitude:	27.814					
Longitude:	-97.648					
Primary NAICS Code:	423930					
Land Type:	PRIVATE					
Physical Location Desc:	2203 TOWER RD ROBSTOWN TX					
Regis Initial Notification:	Jan 08, 2002					
Regis Last Amendment Dt:	Apr 11, 2025					
Regis S Status Change D:	Jan 08, 2002					
Report Through Steers:	true					
Generator of Industrial Hazard:	true					
Generator Type:	INDUS					
Haz Waste Generator Category:	CESQG					
Reverse Distributor of Hazardo:	false					
Reverse Distributor Begin Dt:						
Reverse Distributor End Dt:						
Annual Waste Summary:	true					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Receiver of Industrial Hazardous: true Receiver Facility Category: COMMERCIAL Monthly Waste Receipt Sum: true Transporter of Industrial Hazardous: true Transports Waste for Hire: true Self Transports Waste: true Transports Industrial Class 1: 01 Transports Hazardous Waste: 04 Transfer Facility: true Healthcare Provider Facility: false Healthcare Opt in Date: Healthcare Withdraw Date: Recycler Facility: false Haz Waste Permit Status: Coordinates County Centroid: TCEQ Haz Waste Permit No: Industrial Waste Permit No: Municipal Waste Permit No:						

<u>2</u>	13 of 22	E	0.36 / 1,888.93	74.96 / -1	THERMO FLUIDS 2203 TOWER ROBSTOWN TX 78380	IHW TRANSPORT
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Solid Waste Registration No: 87155
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>
Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>
Historical Documents: ERIIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

Owner/Operator Information

Owner or Operator:	OPERATOR	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	THERMO FLUIDS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation

Owner or Operator:	OWNER	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	THERMO FLUIDS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation

Contact Information

Last Name:		City:	SAN ANTONIO
First Name:		State:	TX
Job Title:		Zip Code:	78222
Contact Role:	OWNOPRCON	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Phone No:	1-210-2412619
Building Name Add:		Fax No:	
PO Box :			

Last Name:	SAUCEDO	City:	SAN ANTONIO
First Name:	RICARDO	State:	TX
Job Title:	SR ENVIRONMENTAL COMPLIAN	Zip Code:	78222
Contact Role:	PRICONT	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Phone No:	1-210-2412619

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Building Name Add: Fax No:
PO Box :

Waste Information

Unique Waste ID: 255924
Texas Waste Code: 00053911
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Date: Dec 09, 2019
Waste Description: Non-hazardous dewatered plant sludge(filter cake) derived from waste water treat
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 255927
Texas Waste Code: 00084891
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Date: Dec 09, 2019
Waste Description: Non-hazardous plant trash and debris saturated with oil to include:Aluminum cans
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 231132
Texas Waste Code: 00032051
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Date:
Waste Description: Cleaning of sludge at bottom of used oil tank. Not recycled. First generated 01/
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 344728
Texas Waste Code: 00149992
EPA Waste Form Code:
Waste Code Status: INACTIVE
Waste Code Status Change Date: Dec 09, 2019
Waste Description: Plant Trash-generated onsite and originating in facility offices laboratories an
Origin Code: 1
Source Code:
Primary NAICS Code:
On Site Treatment Mgmt M:
Off Site Flag:
Radioactive Flag: false
New Chemical Substance Flag: false

Unique Waste ID: 256146
Texas Waste Code: 00094891
EPA Waste Form Code:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Non-Hazardous used floor dry contaminated with oil. Per a notification submitted				
Origin Code:		2				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414514				
Texas Waste Code:		41069022				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Supplemental Plant Trash as defined by TCEQ; Class 2; Non-Hazardous				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		256147				
Texas Waste Code:		0010604H				
EPA Waste Form Code:		W209				
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		This waste stream is a paint residue and sludge generated from painting and pain				
Origin Code:		1				
Source Code:		G61				
Primary NAICS Code:		562920				
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		352825				
Texas Waste Code:		00166031				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Wash rack Sludge derived from the internal cleaning of offsite tanks, frac tanks				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		351407				
Texas Waste Code:		00152961				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Used Antifreeze removed from equipment offsite. Stored onsite recycled offsite;				
Origin Code:		4				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		434103				
Texas Waste Code:		41122051				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Sep 02, 2022				
Waste Description:		Oily-water generated from clean out of used oil tanks				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:		true				
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		448654				
Texas Waste Code:		4114206H				
EPA Waste Form Code:		W206				
Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Aug 12, 2024				
Waste Description:		USed oil that tested high for perc and is managed as hazardous waste 08-12-24- E				
Origin Code:		4				
Source Code:		G19				
Primary NAICS Code:		424710				
On Site Treatment Mgmt M:						
Off Site Flag:		true				
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414426				
Texas Waste Code:		41012051				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Dec 03, 2019				
Waste Description:		High BOD Water that cannot be discharge under current CWT Permit				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414510				
Texas Waste Code:		41023911				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Filter Cake from Wastewater Treatment Process of Oily Water				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		425734				
Texas Waste Code:		41112052				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Jun 09, 2021				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Description:		Oily Water treated under CWT Subcat B Permit. CBOD exceeds Discharge Parameters				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		352826				
Texas Waste Code:		00173081				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Oily crushed drums for Scrap Metal; Due to waste minimization, ingredient change				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		335750				
Texas Waste Code:		00113961				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		PCB contaminated oil derived from ship breaking activity.PCB Content is greater				
Origin Code:		4				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414511				
Texas Waste Code:		41036031				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Pit Sludge - Tank Bottoms, Truck Washouts, Filter Cleaning, OWS Cleanouts				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		197619				
Texas Waste Code:		00023912				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:						
Waste Description:		non-hazardous dewatered wastewater pre-treatment plant sludge. Pending				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Unique Waste ID:		197618				
Texas Waste Code:		00013911				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:						
Waste Description:		Tank Bottoms.non-hazardous oil tank bottom sludge. derived from oil tank cleanin				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		326163				
Texas Waste Code:		0012219H				
EPA Waste Form Code:		W206				
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		This waste stream is generated through the cleaning of used oil drums. It consis				
Origin Code:		1				
Source Code:		G07				
Primary NAICS Code:		56292				
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		255926				
Texas Waste Code:		00074891				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Non-hazardous contaminated soil derived from spills, leaks and emergency respons				
Origin Code:		2				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414517				
Texas Waste Code:		41092961				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Used Antifreeze for Recycle				
Origin Code:		4				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414513				
Texas Waste Code:		41059992				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Plant Trash as defined by TCEQ; Class 2; Non-Hazardous				
Origin Code:		3				
Source Code:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Status Change Date:						
Waste Description:						
Origin Code:						
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Status Change Date:						
Waste Description:						
Origin Code:						
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Status Change Date:						
Waste Description:						
Origin Code:						
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Status Change Date:						
Waste Description:						
Origin Code:						
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Status Change Date:						
Waste Description:						
Origin Code:						
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code Status:		ACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Oily Crushed Drums/Containers - Scrape Metal				
Origin Code:		3				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		255925				
Texas Waste Code:		00066031				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Non-hazardous pit sludge derived from frac tank, roll-off and tank washing and c				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		352824				
Texas Waste Code:		00132051				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Dec 09, 2019				
Waste Description:		Process Water is the waste water that is generated from the thermal treatment of				
Origin Code:		1				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414518				
Texas Waste Code:		41102031				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Status Change Date:		Oct 20, 2022				
Waste Description:		Used Parts Washer Solvent (Mineral Spirits); Due to change(s) in the product pro				
Origin Code:		4				
Source Code:						
Primary NAICS Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				

Facility Information

Regulated Entity No:	RN102954658	State:	TX
EPA ID No:	TXR000051227	Zip Code:	78380
Facility Site Name:	THERMO FLUIDS	TCEQ Region No:	14
Facility Status:	ACTIVE	Latitude:	27.814
Physical Location	2203 TOWER	Longitude:	-97.648
Address:		Land Type:	PRIVATE
City:	ROBSTOWN		
County:	NUECES		
Country:	UNITED STATES		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Primary NAICS Code: 423930 Physical Location Description: 2203 TOWER RD ROBSTOWN TX Regis Initial Notificat: Jan 08, 2002 Regis Last Amendment Dt: Apr 11, 2025 Regis S Status Change D: Jan 08, 2002 Report Through Steers: true Generator of Industrial Hazard: true Generator Type: INDUS Haz Waste Gen Cate: CESQG Reverse Distributor of Hazardo: false Reverse Distributor Begin Date: Reverse Distributor End Date: Annual Waste Summary: true Receiver of Industrial Hazardo: true Receiver Facility Category: COMMERCIAL Monthly Waste Receipt Sum: true Transporter of Industrial Haza: true Transports Waste for Hire: true Self Transports Waste: true Transports Industrial Class 1: 01 Transports Hazardous Waste: 04 Transfer Facility: true Healthcare Provider Facility: false Healthcare Opt in Date: Healthcare Withdraw Date: Recycler Facility: false Haz Waste Permit Status: Coordinates County Centroid: TCEQ Haz Waste Permit Nu: Industrial Waste Permit No: Municipal Waste Permit No:						

<u>2</u>	14 of 22	E	0.36 / 1,888.93	74.96 / -1	Midstate Environmental Services Robstown 2203 Tower Rd. Robstown TX 78380	TIER 2
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Facility Record ID:	FATR20117RD0EW02KPU5	Latitude:	
Report Year:	2011	Longitude:	
Fac Fire District:		Lat/long Method:	A1 - Address Matching (House Number)
No of Employees:	33		
Facility:			
Facility Name:	Midstate Environmental Services Robstown		
Failed Validation:			
Fac Country:	USA		
Fac County:	Nueces		
Lat/Long Loc Des:			
Submitted by:	Oscar Barela		
F Notes:			

Chemicals in Inventory (2011 Part 1)

CICAS:		Days on Site:	365
Entered Chem Name:	9320 Coagulate	Gas:	
Ave Amount Code:	03	Liquid:	T
Ave Amount:		Mixture:	T
Max Amount:		Pressure:	
Max Amount Code:	03	Pure:	
Max Amt Container:	3336	Solid:	

Chemicals in Inventory (2011 Part 1)

CICAS:		Days on Site:	365
Entered Chem Name:	SODIUM HYDROXIDE, [LIQUID]	Gas:	
Ave Amount Code:	04	Liquid:	T

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Ave Amount: Max Amount: Max Amount Code: 04 Max Amt Container: 37530				Mixture: Pressure: Pure: Solid:	T	
<u>Chemicals in Inventory (2011 Part 1)</u>						
CICAS: Entered Chem Name: Waste Water Ave Amount Code: 08 Ave Amount: Max Amount: Max Amount Code: 09 Max Amt Container:				Days on Site: Gas: Liquid: Mixture: Pressure: Pure: Solid:	365 T T	
<u>Chemicals in Inventory (2011 Part 1)</u>						
CICAS: Entered Chem Name: Sodium Aluminate Ave Amount Code: 04 Ave Amount: Max Amount: Max Amount Code: 04 Max Amt Container: 11676				Days on Site: Gas: Liquid: Mixture: Pressure: Pure: Solid:	365 T T	
<u>Chemicals in Inventory (2011 Part 1)</u>						
CICAS: Entered Chem Name: Used Oil Ave Amount Code: 08 Ave Amount: Max Amount: Max Amount Code: 09 Max Amt Container:				Days on Site: Gas: Liquid: Mixture: Pressure: Pure: Solid:	365 T T	

<u>2</u>	15 of 22	E	0.36 / 1,888.93	74.96 / -1	Midstate Environmental Services 2203 Tower Rd. Robstown TX 78380	TIER 2
Facility Record ID: FATR20086DKU76002UPH Report Year: 2008 Fac Fire District: Robstown No of Employees: 25 Facility: Facility Name: Midstate Environmental Services Failed Validation: Fac Country: USA Fac County: Nueces Lat/Long Loc Des: Submitted by: Donald Burks F Notes:				Latitude: Longitude: Lat/long Method:		

Chemicals in Inventory (2008)

CICAS: Entered Chem Name: BATTERIES 12 volt Ave Amount Code: 02 Ave Amount: 100 Max Amount: 200 Max Amount Code: 02 Max Amt Container: 200				Days on Site: Gas: Liquid: Mixture: Pressure: Pure: Solid:	365 T T
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Chemicals in Inventory (2008)

CICAS:		Days on Site:	365
Entered Chem Name:	ACETYLENE	Gas:	T
Ave Amount Code:	02	Liquid:	
Ave Amount:	100	Mixture:	
Max Amount:	100	Pressure:	T
Max Amount Code:	02	Pure:	T
Max Amt Container:	100	Solid:	

Chemicals in Inventory (2008)

CICAS:		Days on Site:	365
Entered Chem Name:	OIL, [MOTOR] Transmission	Gas:	
Ave Amount Code:	03	Liquid:	T
Ave Amount:	4000	Mixture:	
Max Amount:	4000	Pressure:	
Max Amount Code:	03	Pure:	T
Max Amt Container:	4000	Solid:	

Chemicals in Inventory (2008)

CICAS:		Days on Site:	365
Entered Chem Name:	OXYGEN	Gas:	T
Ave Amount Code:	03	Liquid:	
Ave Amount:	3000	Mixture:	
Max Amount:	6000	Pressure:	
Max Amount Code:	03	Pure:	T
Max Amt Container:	2000	Solid:	

Chemicals in Inventory (2008)

CICAS:	1310-73-2	Days on Site:	365
Entered Chem Name:	SODIUM HYDROXIDE SOLUTION	Gas:	
Ave Amount Code:	04	Liquid:	T
Ave Amount:	22,000	Mixture:	T
Max Amount:	44,000	Pressure:	
Max Amount Code:	04	Pure:	
Max Amt Container:	44,000	Solid:	

Chemicals in Inventory (2008)

CICAS:		Days on Site:	365
Entered Chem Name:	GASOLINES: AUTOMOTIVE (<4.23G LEAD/GAL)	Gas:	
Ave Amount Code:	01	Liquid:	T
Ave Amount:	80	Mixture:	
Max Amount:	80	Pressure:	
Max Amount Code:	01	Pure:	T
Max Amt Container:	80	Solid:	

Chemicals in Inventory (2008)

CICAS:		Days on Site:	365
Entered Chem Name:	MOTOR OIL	Gas:	
Ave Amount Code:	03	Liquid:	T
Ave Amount:	4170	Mixture:	
Max Amount:	4170	Pressure:	
Max Amount Code:	03	Pure:	T
Max Amt Container:	4170	Solid:	

Chemicals in Inventory (2008)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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CICAS:	7664-93-9			Days on Site:	365
Entered Chem Name:	SULFURIC ACID			Gas:	
Ave Amount Code:	03			Liquid:	T
Ave Amount:	1500			Mixture:	
Max Amount:	5052			Pressure:	
Max Amount Code:	03			Pure:	T
Max Amt Container:	5052			Solid:	

Chemicals in Inventory (2008)

CICAS:				Days on Site:	365
Entered Chem Name:	PAINT 10 oz cans			Gas:	
Ave Amount Code:	01			Liquid:	T
Ave Amount:	20			Mixture:	
Max Amount:	48			Pressure:	
Max Amount Code:	01			Pure:	T
Max Amt Container:	48			Solid:	

Chemicals in Inventory (2008)

CICAS:				Days on Site:	365
Entered Chem Name:	DIESEL FUEL			Gas:	
Ave Amount Code:	04			Liquid:	T
Ave Amount:	40000			Mixture:	
Max Amount:	66,000			Pressure:	
Max Amount Code:	04			Pure:	T
Max Amt Container:	66000			Solid:	

<u>2</u>	16 of 22	E	0.36 / 1,888.93	74.96 / -1	Midstate Environmental Services Robstown 2203 Tower Rd. Robstown TX 78380	TIER 2
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Facility Record ID:	FATR20107RD0EW02KPU5	Latitude:	
Report Year:	2010	Longitude:	
Fac Fire District:		Lat/long Method:	A1 - Address Matching (House Number)
No of Employees:	33		
Facility:			
Facility Name:	Midstate Environmental Services Robstown		
Failed Validation:			
Fac Country:	USA		
Fac County:	Nueces		
Lat/Long Loc Des:			
Submitted by:	Oscar Barela		
F Notes:			

Chemicals in Inventory (2010)

CICAS:				Days on Site:	365
Entered Chem Name:	Waste Water			Gas:	
Ave Amount Code:	08			Liquid:	T
Ave Amount:				Mixture:	T
Max Amount:				Pressure:	
Max Amount Code:	09			Pure:	
Max Amt Container:				Solid:	

Chemicals in Inventory (2010)

CICAS:				Days on Site:	365
Entered Chem Name:	Used Oil			Gas:	
Ave Amount Code:	08			Liquid:	T
Ave Amount:				Mixture:	T

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Max Amount: Max Amount Code: 09 Max Amt Container:				Pressure: Pure: Solid:		
<u>2</u>	17 of 22	E	0.36 / 1,888.93	74.96 / -1	THERMO FLUIDS 2203 TOWER ROBSTOWN TX 78380	IHW RECEIVER

Solid Waste Registration No: 87155
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>
Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>
Historical Documents: ERIIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

Owner/Operator Information

Owner or Operator:	OPERATOR	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	THERMO FLUIDS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation

Owner or Operator:	OWNER	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	THERMO FLUIDS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation

Contact information

Last Name:		City:	SAN ANTONIO
First Name:		State:	TX
Job Title:		Zip Code:	78222
Contact Role:	OWNOPRCON	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Phone No:	1-210-2412619
Building Name Add:		Fax No:	
PO Box:			

Last Name:	SAUCEDO	City:	SAN ANTONIO
First Name:	RICARDO	State:	TX
Job Title:	SR ENVIRONMENTAL COMPLIAN	Zip Code:	78222
Contact Role:	PRICON	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Phone No:	1-210-2412619
Building Name Add:		Fax No:	
PO Box:			

Waste Information

Unique Waste ID: 256147
Texas Waste Code: 0010604H
EPA Waste Form Code: W209
Waste Code Status: INACTIVE
Waste Code Stat Change Dt: Dec 09, 2019
Waste Description: This waste stream is a paint residue and sludge generated from painting and pain
Origin Code: 1
Source Code: G61
Primary Naics Code: 562920

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:						
Texas Waste Code:		434104				
EPA Waste Form Code:		41133191				
Waste Code Status:		ACTIVE				
Waste Code Stat Change Dt:		Sep 02, 2022				
Waste Description:		Sludge generated from clean out of used oil tanks				
Origin Code:		1				
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		true				
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:						
Texas Waste Code:		414426				
EPA Waste Form Code:		41012051				
Waste Code Status:		ACTIVE				
Waste Code Stat Change Dt:		Dec 03, 2019				
Waste Description:		High BOD Water that cannot be discharge under current CWT Permit				
Origin Code:		1				
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:						
Texas Waste Code:		414511				
EPA Waste Form Code:		41036031				
Waste Code Status:		ACTIVE				
Waste Code Stat Change Dt:		Dec 09, 2019				
Waste Description:		Pit Sludge - Tank Bottoms, Truck Washouts, Filter Cleaning, OWS Cleanouts				
Origin Code:		3				
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:						
Texas Waste Code:		255924				
EPA Waste Form Code:		00053911				
Waste Code Status:		INACTIVE				
Waste Code Stat Change Dt:		Dec 09, 2019				
Waste Description:		Non-hazardous dewatered plant sludge(filter cake) derived from waste water treat				
Origin Code:		1				
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:						
Texas Waste Code:		335750				
EPA Waste Form Code:		00113961				
Waste Code Status:		INACTIVE				
Waste Code Stat Change Dt:		Dec 09, 2019				
Waste Description:		PCB contaminated oil derived from ship breaking activity.PCB Content is greater				
Origin Code:		4				
Source Code:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						
Origin Code:						
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:						
New Chemical Substance Flag:						
Unique Waste ID:						
Texas Waste Code:						
EPA Waste Form Code:						
Waste Code Status:						
Waste Code Stat Change Dt:						
Waste Description:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Origin Code:	2					
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	344728					
Texas Waste Code:	00149992					
EPA Waste Form Code:						
Waste Code Status:	INACTIVE					
Waste Code Stat Change Dt:	Dec 09, 2019					
Waste Description:	Plant Trash-generated onsite and originating in facility offices laboratories an					
Origin Code:	1					
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	434103					
Texas Waste Code:	41122051					
EPA Waste Form Code:						
Waste Code Status:	ACTIVE					
Waste Code Stat Change Dt:	Sep 02, 2022					
Waste Description:	Oily-water generated from clean out of used oil tanks					
Origin Code:	1					
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:	true					
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	448654					
Texas Waste Code:	4114206H					
EPA Waste Form Code:	W206					
Waste Code Status:	ACTIVE					
Waste Code Stat Change Dt:	Aug 12, 2024					
Waste Description:	USed oil that tested high for perc and is managed as hazardous waste 08-12-24- E					
Origin Code:	4					
Source Code:	G19					
Primary Naics Code:	424710					
On Site Treatment Mgmt M:						
Off Site Flag:	true					
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	414513					
Texas Waste Code:	41059992					
EPA Waste Form Code:						
Waste Code Status:	ACTIVE					
Waste Code Stat Change Dt:	Dec 09, 2019					
Waste Description:	Plant Trash as defined by TCEQ; Class 2; Non-Hazardous					
Origin Code:	3					
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	414517					
Texas Waste Code:	41092961					
EPA Waste Form Code:						
Waste Code Status:	ACTIVE					
Waste Code Stat Change Dt:	Dec 09, 2019					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Description:		Used Antifreeze for Recycle				
Origin Code:		4				
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		326163				
Texas Waste Code:		0012219H				
EPA Waste Form Code:		W206				
Waste Code Status:		INACTIVE				
Waste Code Stat Change Dt:		Dec 09, 2019				
Waste Description:		This waste stream is generated through the cleaning of used oil drums. It consis				
Origin Code:		1				
Source Code:		G07				
Primary Naics Code:		56292				
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414512				
Texas Waste Code:		41044891				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				
Waste Code Stat Change Dt:		Dec 09, 2019				
Waste Description:		Petroleum Contaminated Solids and Debris saturated with oil to include: Floor Dr				
Origin Code:		3				
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		255848				
Texas Waste Code:		00046031				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Stat Change Dt:		Dec 09, 2019				
Waste Description:		Tank bottom Sludge generated from oil tank cleaning operations. Per a notificati				
Origin Code:		1				
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		255927				
Texas Waste Code:		00084891				
EPA Waste Form Code:						
Waste Code Status:		INACTIVE				
Waste Code Stat Change Dt:		Dec 09, 2019				
Waste Description:		Non-hazardous plant trash and debris saturated with oil to include:Aluminum cans				
Origin Code:		1				
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:		414515				
Texas Waste Code:		41073081				
EPA Waste Form Code:						
Waste Code Status:		ACTIVE				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code Stat Change Dt: Waste Description: Origin Code: Source Code: Primary Naics Code: On Site Treatment Mgmt M: Off Site Flag: Radioactive Flag: New Chemical Substance Flag:						
		Dec 09, 2019				
		Oily Crushed Drums/Containers - Scrape Metal				
		3				
		false				
		false				
		414510				
		41023911				
		ACTIVE				
		Dec 09, 2019				
		Filter Cake from Wastewater Treatment Process of Oily Water				
		3				
		false				
		false				
		414518				
		41102031				
		INACTIVE				
		Oct 20, 2022				
		Used Parts Washer Solvent (Mineral Spirits); Due to change(s) in the product pro				
		4				
		false				
		false				
		197619				
		00023912				
		INACTIVE				
		non-hazardous dewatered wastewater pre-treatment plant sludge. Pending				
		3				
		false				
		false				
		231132				
		00032051				
		INACTIVE				
		Cleaning of sludge at bottom of used oil tank. Not recycled. First generated 01/				
		1				
		false				
		false				
		352824				
		00132051				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code Status: INACTIVE Waste Code Stat Change Dt: Dec 09, 2019 Waste Description: Process Water is the waste water that is generated from the thermal treatment of Origin Code: 1 Source Code: Primary Naics Code: On Site Treatment Mgmt M: Off Site Flag: Radioactive Flag: false New Chemical Substance Flag: false						
Facility Information						
Reg Entity No: RN102954658 EPA ID No: TXR000051227 Facility Site Name: THERMO FLUIDS Facility Status: ACTIVE Phy Loc Address: 2203 TOWER City: ROBSTOWN County: NUECES State: TX Physical Location Description: 2203 TOWER RD ROBSTOWN TX Regis Initial Noti: Jan 08, 2002 Regis Last Amendment Dt: Apr 11, 2025 Regis S Status Change D: Jan 08, 2002 Report Through Steers: true Generator of Industrial Hazard: true Generator Type: INDUS Haz Waste Gen Cate: CESQG Reverse Distributor of Hazardo: false Reverse Distributor Begin Date: Reverse Distributor End Date: Annual Waste Summary: true Receiver of Industrial Hazardo: true Receiver Facility Category: COMMERCIAL Monthly Waste Receipt Sum: true Transporter of Industrial Haza: true Transports Waste for Hire: true Self Transports Waste: true Transports Industrial Class 1: 01 Transports Hazardous Waste: 04 Transfer Facility: true Healthcare Provider Facility: false Healthcare Opt in Date: Healthcare Withdraw Date: Recycler Facility: false Haz Waste Permit Status: Coordinates County Centroid: TCEQ Haz Waste Permit No: Indus Waste Permit No: Mun Waste Permit No:						
<u>2</u>	18 of 22	E	0.36 / 1,888.93	74.96 / -1	SAFETY-KLEEN SYSTEMS 2203 TOWER STE A ROBSTOWN TX 78380	IHW RECEIVER

Solid Waste Registration No: 98412
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>
Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>
Historical Documents: ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner/Operator Information

Owner or Operator:	OWNER	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	SAFETY-KLEEN SYSTEMS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation

Owner or Operator:	OPERATOR	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	SAFETY-KLEEN SYSTEMS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation

Contact information

Last Name:	SAUCEDO	City:	SAN ANTONIO
First Name:	RICARDO	State:	TX
Job Title:	ENVIRONMENTAL COMPLIANCE	Zip Code:	78222
Contact Role:	OWNOPRCON	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Phone No:	1-210-2412619
Building Name Add:		Fax No:	
PO Box:			

Last Name:	SAUCEDO	City:	SAN ANTONIO
First Name:	RICARDO	State:	TX
Job Title:	ENVIRONMENTAL COMPLIANCE	Zip Code:	78222
Contact Role:	PRICONT	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Phone No:	1-210-2412619
Building Name Add:		Fax No:	
PO Box:			

Waste Information

Unique Waste ID:	436472
Texas Waste Code:	0001319H
EPA Waste Form Code:	W319
Waste Code Status:	ACTIVE
Waste Code Stat Change Dt:	
Waste Description:	SOLID DEBRIS (RAGS, LABELS, PPE) FROM BRANCH ACTIVITIES
Origin Code:	1
Source Code:	G09
Primary Naics Code:	562112
On Site Treatment Mgmt M:	
Off Site Flag:	true
Radioactive Flag:	true
New Chemical Substance Flag:	false

Facility Information

Reg Entity No:	RN111655866	Zip Code:	78380
EPA ID No:	TXR000086217	Country:	UNITED STATES
Facility Site Name:	SAFETY-KLEEN SYSTEMS	TCEQ Region No:	14
Facility Status:	ACTIVE	Latitude:	27.814
Phy Loc Address:	2203 TOWER STE A	Longitude:	-97.648
City:	ROBSTOWN	Primary NAICS Code:	562112
County:	NUECES	Land Type:	PRIVATE
State:	TX		
Physical Location Description:			
Regis Initial Noti:	Jan 19, 2023		
Regis Last Amendment Dt:	Apr 11, 2025		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Regis S Status Change D: Jan 19, 2023 Report Through Steers: false Generator of Industrial Hazard: true Generator Type: INDUS Haz Waste Gen Cate: CESQG Reverse Distributor of Hazardo: false Reverse Distributor Begin Date: Reverse Distributor End Date: Annual Waste Summary: true Receiver of Industrial Hazardo: false Receiver Facility Category: Monthly Waste Receipt Sum: false Transporter of Industrial Haza: false Transports Waste for Hire: false Self Transports Waste: false Transports Industrial Class 1: Transports Hazardous Waste: Transfer Facility: true Healthcare Provider Facility: false Healthcare Opt in Date: Healthcare Withdraw Date: Recycler Facility: false Haz Waste Permit Status: Coordinates County Centroid: TCEQ Haz Waste Permit No: Indus Waste Permit No: Mun Waste Permit No:						

2	19 of 22	E	0.36 / 1,888.93	74.96 / -1	SAFETY-KLEEN SYSTEMS 2203 TOWER STE A ROBSTOWN TX 78380	IHW GENERATOR
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Solid Waste Registration No: 98412
Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>
Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>
Historical Documents: ERIIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

Owner/Operator Information

Owner or Operator:	OWNER	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	SAFETY-KLEEN SYSTEMS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation

Owner or Operator:	OPERATOR	State:	TX
First Name:		Zip Code:	78222
Company Last Name:	SAFETY-KLEEN SYSTEMS INC	Zip Code Ext:	2209
Mailing Address:	5243 SINCLAIR RD	Country Name:	UNITED STA
Building Address:		Phone No:	1-210-2412619
PO Box:		Fax No:	
City:	SAN ANTONIO	Business Type:	Corporation

Contact Information

Last Name:	SAUCEDO	City:	SAN ANTONIO
First Name:	RICARDO	State:	TX
Job Title:	ENVIRONMENTAL COMPLIANCE	Zip Code:	78222
Contact Role:	OWNOPRCON	Zip Code Ext:	2209

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Mailing Address:	5243 SINCLAIR RD			Phone No:	1-210-2412619	
Building Name				Fax No:		
Address Line:						
PO Box Address Line:						
Last Name:	SAUCEDO			City:	SAN ANTONIO	
First Name:	RICARDO			State:	TX	
Job Title:	ENVIRONMENTAL COMPLIANCE			Zip Code:	78222	
Contact Role:	PRICONT			Zip Code Ext:	2209	
Mailing Address:	5243 SINCLAIR RD			Phone No:	1-210-2412619	
Building Name				Fax No:		
Address Line:						
PO Box Address Line:						

Waste Information

Unique Waste ID: 436472
 Texas Waste Code: 0001319H
 EPA Waste Form Code: W319
 Waste Code Status: ACTIVE
 Waste Code Status Change Dt:
 Waste Description: SOLID DEBRIS (RAGS, LABELS, PPE) FROM BRANCH ACTIVITIES
 Origin Code: 1
 Source Code: G09
 Primary NAICS Code: 562112
 On Site Treatment Mgmt
 Method:
 Off Site Flag: true
 Radioactive Flag: true
 New Chemical Substance Flag: false

Facility Information

Regulated Entity No: RN111655866
 EPA ID No: TXR000086217
 Facility Site Name: SAFETY-KLEEN SYSTEMS
 Facility Status: ACTIVE
 Physical Loc Address: 2203 TOWER STE A
 City: ROBSTOWN
 County: NUECES
 State: TX
 Zip Code: 78380
 Country: UNITED STATES
 TCEQ Region No: 14
 Latitude: 27.814
 Longitude: -97.648
 Primary NAICS Code: 562112
 Land Type: PRIVATE
 Physical Location Desc:
 Regis Initial Notification: Jan 19, 2023
 Regis Last Amendment Dt: Apr 11, 2025
 Regis S Status Change D: Jan 19, 2023
 Report Through Steers: false
 Generator of Industrial Hazard: true
 Generator Type: INDUS
 Haz Waste Generator Category: CESQG
 Reverse Distributor of Hazardo: false
 Reverse Distributor Begin Dt:
 Reverse Distributor End Dt:
 Annual Waste Summary: true
 Receiver of Industrial Hazardo: false
 Receiver Facility Category:
 Monthly Waste Receipt Sum: false
 Transporter of Industrial Haza: false
 Transports Waste for Hire: false
 Self Transports Waste: false
 Transports Industrial Class 1:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Transports Hazardous Waste: Transfer Facility: true Healthcare Provider Facility: false Healthcare Opt in Date: Healthcare Withdraw Date: Recycler Facility: false Haz Waste Permit Status: Coordinates County Centroid: TCEQ Haz Waste Permit No: Industrial Waste Permit No: Municipal Waste Permit No:						

<u>2</u>	20 of22	E	0.36 / 1,888.93	74.96 / -1	SAFETY-KLEEN SYSTEMS ROBSTOWN TX	PFAS IND
Status: Active Fac Indian Cntry Flg: No Fac Derived Huc: 12110202 Fac Derived Wbd: 121102020101 Fac Derived Cd113: 27 Fac Derived Cb2010: 483550056011013 Fac Informal Count: 0 Last Informal Action: - Formal Action Count: 0 Last Formal Action: - Fac Total Penalties: 0 Fac Penalty Count: - Date Last Penalty: - Last Penalty Amt: 0 Fac Qtrs With Nc: 0 Programs With Snc: 0 Fac Percent Minority: 88.41 Fac Pop Den: 558.96 Count: 1 Fac County: NUECES State Other : Region: 06 Latitude: 27.81418 Longitude: -97.648111 Fac Derived Tribes: - AIR IDs: - CAA Permit Types: - CAA NAICS: - CAA SICS: - NPDES IDs: TXRNECC19 CWA Permit Types: Non-M CWA NAICS: - CWA SICS: 4953 RCRA IDs: TXR000086217 RCRA Permit Types: VSQG RCRA NAICS: 562112 SDWA IDs: - SDWA System Types: - SDWA Compliance Status: - SDWA Snc Flag: No Fac Collection Meth: - EJSCREEN Flag Us: EJSCREEN Report: ECHO Facility Report: https://echo.epa.gov/detailed-facility-report?fid=110071404471		Fac Fips Code: 48355 Compliance Status: No Violation Identified EPA Programs: CWA; RCRA Federal Facility: No Federal Agency: - Fac Snc Flg: No AIR Flag: No NPDES Flag: Yes SDWIS Flag: No RCRAFlag: Yes TRI Flag: No GHG Flag: No TRI IDs: - TRI Releases Trnsfrs: - TRI on Site Releases: - TRI off Site Trnsfrs: - TRI Reporter: - Fac Imp Water Flg: - Fac Major Flag: - Fac Active Flag: Yes Fac Inspection Count: 0 Date Last Inspection: - Days Last Inspection: -				
Industry:		Waste Management				

<u>2</u>	21 of22	E	0.36 / 1,888.93	74.96 / -1	SAFETY-KLEEN SYSTEMS 2203 TOWER STE A ROBSTOWN TX 78380-6112	RCRA VSQG
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Handler ID:	TXR000086217
Generator Status:	VSG
Recycler Activity?:	NO
Recycler Activity Note:	This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2025, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer:	No	Used Oil Transpor:	No
Mixed Waste Gen:	No	Used Oil Trans Fac:	No
Transporter:	No	Used Oil Processor:	No
Transfer Facility:	Yes	Used Oil Refiner:	No
Recycler:	No	Used Oil Burner:	No
Onsite Burner Exem:	No	Commercial TSD:	No
Furnace Exemption:	No	Recycl Nonstorage:	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Additional Handler Summary Details

Source Type:	N	NAIC 1:	562112
Seq No:	3	NAIC 2:	
Non Notifier:		NAIC 3:	
Receive Date:	20230201	NAIC 4:	
Active Site:	H----	State:	TX
Land Type:	P	Location Latitude:	27.814124
In Handler Univ:	Y	Location Longitude:	-97.647787
In A Universe:	Y	Loc GIS Primary:	N
Gen Status:	VSG	Loc GIS Origin:	AG
Report Cycle:		State District Owner:	
Accessibility:		State District:	
Region:	06		
Fed Waste Gen Owner:	HQ		
State Waste Generator Owner:	TX		
State Waste Generator:	N		
Short Term Generator:	N		
Uni Waste:	Y		
Universal Waste Dest Facility:	N		
Federal Universal Waste:	Y		
As Federally Regulated Tsdf:	-----		
As Converter Tsdf:	-----		
As State Regulated Tsdf:	-----		
As State Regulated Handler:	---		
Federal Indicator:	---		
Hsm:	N		
Subpart K:	----		
GPRA Permit:	N		
GPRA Renewal:	N		
Permit Renewal Wrkld:	-----		
Permwrk ID:	-----		
Perm Prog:	-----		
Pcwrkld:	-----		
Closwrkld:	-----		
GPRA Ca:	N		
Cawrkld:	N		
Subjca Tsd Discretion:	N		
NCAPS:	N		
EC Indicator:	N		
Ca725 Indicator:	N		
Ca750 Indicator:	N		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Operating Tsdf:		-----				
Full Enforcement:		-----				
Snc:		N				
Unaddressed Snc:		N				
Addressed Snc:		N				
Snc With Comp Sched:		N				
Fa Required:		-----				
Hhandler Last Change:		20230627				
Recognized Trader Importer:		N				
Recognized Trader Exporter:		N				
Slab Importer:		N				
Slab Exporter:		N				
Manifest Broker:		N				
Subpart P:		N				
Contact Language:		EN				
Handler Name:		SAFETY-KLEEN SYSTEMS				
Location Street No:		2203				
Location Street1:		TOWER STE A				
Location Street2:						
Location City:		ROBSTOWN				
Location State:		TX				
Location Zip:		78380-6112				
Location County Code:		TX355				
Location County Name:		NUECES				
Location Country:						
Contact Name:		RICARDO SAUCEDO				
Contact Street No:		5243				
Contact Street1:		SINCLAIR RD				
Contact Street2:						
Contact City:		SAN ANTONIO				
Contact State:		TX				
Contact Zip:		78222-2209				
Contact Country:		US				
Contact Phone And Ext:		210-241-2619				
Contact Fax:						
Contact Email Address:						
Contact Title:						
Owner Name:		SAFETY-KLEEN SYSTEMS INC				
Owner Type:		P				
Owner Seq:		1				
Operator Name:		SAFETY-KLEEN SYSTEMS INC				
Operator Type:		P				
Operator Seq:		2				
Public Notes:						

Hazardous Waste Handler Details

Seq No: 2
 Receive Date: 20230201
 Handler Name: SAFETY-KLEEN SYSTEMS
 Fed Waste Generator: 3
 Generator Code Description: Very Small Quantity Generator
 Source Type: Notification

Waste Code Details

Waste Code: D004
 Waste Code Desc: ARSENIC

 Waste Code: D005
 Waste Code Desc: BARIUM

 Waste Code: D006
 Waste Code Desc: CADMIUM

 Waste Code: D007

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<i>Waste Code Desc:</i>		CHROMIUM				
<i>Waste Code:</i>		D008				
<i>Waste Code Desc:</i>		LEAD				
<i>Waste Code:</i>		D009				
<i>Waste Code Desc:</i>		MERCURY				
<i>Waste Code:</i>		D011				
<i>Waste Code Desc:</i>		SILVER				
<i>Waste Code:</i>		D018				
<i>Waste Code Desc:</i>		BENZENE				
<i>Waste Code:</i>		D019				
<i>Waste Code Desc:</i>		CARBON TETRACHLORIDE				
<i>Waste Code:</i>		D021				
<i>Waste Code Desc:</i>		CHLOROBENZENE				
<i>Waste Code:</i>		D022				
<i>Waste Code Desc:</i>		CHLOROFORM				
<i>Waste Code:</i>		D023				
<i>Waste Code Desc:</i>		O-CRESOL				
<i>Waste Code:</i>		D026				
<i>Waste Code Desc:</i>		CRESOL				
<i>Waste Code:</i>		D027				
<i>Waste Code Desc:</i>		1,4-DICHLOROBENZENE				
<i>Waste Code:</i>		D028				
<i>Waste Code Desc:</i>		1,2-DICHLOROETHANE				
<i>Waste Code:</i>		D029				
<i>Waste Code Desc:</i>		1,1-DICHLOROETHYLENE				
<i>Waste Code:</i>		D030				
<i>Waste Code Desc:</i>		2,4-DINITROTOLUENE				
<i>Waste Code:</i>		D032				
<i>Waste Code Desc:</i>		HEXACHLOROBENZENE				
<i>Waste Code:</i>		D033				
<i>Waste Code Desc:</i>		HEXACHLOROBUTADIENE				
<i>Waste Code:</i>		D034				
<i>Waste Code Desc:</i>		HEXACHLOROETHANE				
<i>Waste Code:</i>		D035				
<i>Waste Code Desc:</i>		METHYL ETHYL KETONE				
<i>Waste Code:</i>		D037				
<i>Waste Code Desc:</i>		PENTACHLOROPHENOL				
<i>Waste Code:</i>		D038				
<i>Waste Code Desc:</i>		PYRIDINE				
<i>Waste Code:</i>		D039				
<i>Waste Code Desc:</i>		TETRACHLOROETHYLENE				
<i>Waste Code:</i>		D040				
<i>Waste Code Desc:</i>		TRICHLOROETHYLENE				
<i>Waste Code:</i>		D041				
<i>Waste Code Desc:</i>		2,4,5-TRICHLOROPHENOL				
<i>Waste Code:</i>		D042				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code Desc:		2,4,6-TRICHLOROPHENOL				
Waste Code:		D043				
Waste Code Desc:		VINYL CHLORIDE				
Waste Code:		F002				
Waste Code Desc:		THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Waste Code:		F003				
Waste Code Desc:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Waste Code:		F005				
Waste Code Desc:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				

Hazardous Waste Handler Details

Seq No: 3
Receive Date: 20230201
Handler Name: SAFETY-KLEEN SYSTEMS
Fed Waste Generator: 3
Generator Code Description: Very Small Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: D004
Waste Code Desc: ARSENIC

Waste Code: D005
Waste Code Desc: BARIUM

Waste Code: D006
Waste Code Desc: CADMIUM

Waste Code: D007
Waste Code Desc: CHROMIUM

Waste Code: D008
Waste Code Desc: LEAD

Waste Code: D009
Waste Code Desc: MERCURY

Waste Code: D011
Waste Code Desc: SILVER

Waste Code: D018
Waste Code Desc: BENZENE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code: Waste Code Desc:		D019 CARBON TETRACHLORIDE				
Waste Code: Waste Code Desc:		D021 CHLOROBENZENE				
Waste Code: Waste Code Desc:		D022 CHLOROFORM				
Waste Code: Waste Code Desc:		D023 O-CRESOL				
Waste Code: Waste Code Desc:		D026 CRESOL				
Waste Code: Waste Code Desc:		D027 1,4-DICHLOROBENZENE				
Waste Code: Waste Code Desc:		D028 1,2-DICHLOROETHANE				
Waste Code: Waste Code Desc:		D029 1,1-DICHLOROETHYLENE				
Waste Code: Waste Code Desc:		D030 2,4-DINITROTOLUENE				
Waste Code: Waste Code Desc:		D032 HEXACHLOROBENZENE				
Waste Code: Waste Code Desc:		D033 HEXACHLOROBUTADIENE				
Waste Code: Waste Code Desc:		D034 HEXACHLOROETHANE				
Waste Code: Waste Code Desc:		D035 METHYL ETHYL KETONE				
Waste Code: Waste Code Desc:		D037 PENTACHLOROPHENOL				
Waste Code: Waste Code Desc:		D038 PYRIDINE				
Waste Code: Waste Code Desc:		D039 TETRACHLOROETHYLENE				
Waste Code: Waste Code Desc:		D040 TRICHLOROETHYLENE				
Waste Code: Waste Code Desc:		D041 2,4,5-TRICHLOROPHENOL				
Waste Code: Waste Code Desc:		D042 2,4,6-TRICHLOROPHENOL				
Waste Code: Waste Code Desc:		D043 VINYL CHLORIDE				
Waste Code: Waste Code Desc:		F002 THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code:	F003
Waste Code Desc:	THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Waste Code:	F005
Waste Code Desc:	THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street1:	5243 SINCLAIR RD
Name:	SAFETY-KLEEN SYSTEMS INC	Street2:	
Dt Became Current:	20230206	City:	SAN ANTONIO
Dt Ended Current:		State:	TX
Phone:		Country:	US
Source Type:	Notification	Zip:	78222-2209
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street1:	5243 SINCLAIR RD
Name:	SAFETY-KLEEN SYSTEMS INC	Street2:	
Dt Became Current:	20230206	City:	SAN ANTONIO
Dt Ended Current:		State:	TX
Phone:		Country:	US
Source Type:	Notification	Zip:	78222-2209

Historical Handler Details

Receive Dt:	20230201
Generator Code Description:	Very Small Quantity Generator
Handler Name:	SAFETY-KLEEN SYSTEMS

2	22 of 22	E	0.36 / 1,888.93	74.96 / -1	SAFETY-KLEEN SYSTEMS 2203 TOWER STE A ROBSTOWN TX 78380	SWF/LF
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Historical Documents:	ERIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html
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MSW - Active/Closed/Revoked

RN:	RN111655866	Additional ID:	40340
Program:	MSW	County:	NUECES
Legal Status:	ISSUED	Latitude:	27.81418
Status:	ACTIVE	Longitude:	-97.64811100000001
Legal Status Date:	10/24/2024	Region:	REGION 14 - CORPUS CHRISTI
Phys Site Status:	NOT CONSTRUCTED		
Physical Type:	Registered Medical Waste Transfer Station		
Site Name:	SAFETY-KLEEN SYSTEMS		
Phys Addr Line 1:	2203 TOWER STE A		
Phys Addr Line 2:			
Phys Addr State:	TX		
Phys Addr ZIP:	78380		
Phys Addr ZIP 4:	6112		
Phys Addr City:	ROBSTOWN		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Near Phys Loc:						
Near Phys Loc City:		ROBSTOWN				
Near Phys Loc State:		TX				
Near Phys Loc ZIP:		78380				

3	1 of 4	ESE	0.41 / 2,142.15	74.67 / -1	HEADWATERS GROUP 3506 COUNTY ROAD 44 ROBSTOWN TX 78380	NOV
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RN No: RN102546926
TCEQ Region:
Physical Location:
Address:
City:
Near City:
Regulated Entity Name (OD): HEADWATERS GROUP
Physical Location (OD): 3506 COUNTY ROAD 44
Physical City (OD): ROBSTOWN
Physical Zip (OD): 78380
County (OD): NUECES
Latitude (OD):
Longitude (OD):
Data Source: TCEQ NOV (Open Data List) (as of 2 Jul 2024)

Open Data Details

Customer No:
Customer Name:
Business Type: GREASE TRANSFER STATION
Media:
Rule Citation:
Investigation No: 1803051
Investigation Approved Date: Apr 08, 2022
Notice of Violation ID: 790547072022096
Violation Track No:
Violation Status:
Notice of Violation Date: Apr 08, 2022
Violation Category:
Violation Allegation:
Violation Resolution:
Cat A Violation Tracking No:
Cat A Violation Citations:
Cat B Violation Tracking No: 806665; 806667
Cat B Violation Citations: 279.22(c); 279.22(d)
Cat C Violation Tracking No:
Cat C Violation Citations:
Total Violation Count: 2
Mailing Address:
Mailing City:
Mailing State:
Mailing Zip Code:
TCEQ Region: REGION 14 - CORPUS CHRISTI
Physical State: TX
Coordinates :
Coordinates Address Based:
Coordinates County Centroid : POINT (-97.75552438183594 27.730459858398437)

3	2 of 4	ESE	0.41 / 2,142.15	74.67 / -1	HEADWATERS GROUP 3506 COUNTY ROAD 44 NE CORNER OF CR 44 AND TOWER ST ROBSTOWN TX 78380	ORD
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Docket No: 2004-1258-MLM-E
Reg Ent No: RN102546926
Customer No: CN601540404
TCEQ ID: 40093; NE0491P
Case No: 18549
Program: AQ; MSW

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Eff Dt:	02/05/2006				Type :	ADMINORDER
Status:	EFFECTIVE				Penalty Assessed(\$):	2200
Status Dt:	02/05/2006				Penalty Deferred(\$):	0
Dist Court No:					Payable Amount(\$):	1100
Resolution ID:	214497862004226				Sep Offset(\$):	1100
County:	NUECES					
Respondent Name:	LIQUID ENVIRONMENTAL SOLUTIONS OF TEXAS LP					
Reg Ent Name:	HEADWATERS GROUP					
Phys Loc Desc:	NE CORNER OF CR 44 AND TOWER ST					
Cost Amt:						
CT Costs Amt:						
Atty Fee in CT Order Amt:						
Original Source:	Administrative Orders Issued					
Note:	Docket documents can be downloaded from TCEQ's online search for Commission Issued Orders: https://www14.tceq.texas.gov/epic/CIO/					

<u>3</u>	3 of 4	ESE	0.41 / 2,142.15	74.67 / -1	HEADWATERS GROUP 3506 COUNTY ROAD 44 ROBSTOWN TX 78380	IHW RECEIVER
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Solid Waste Registration No: 96510

Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR):
https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
 Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>
 Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>

Historical Documents: ERIIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

Owner/Operator Information

Owner or Operator:	OPERATOR	State:	TX
First Name:		Zip Code:	78427
Company Last Name:	HEADWATERS GROUP INC	Zip Code Ext:	1197
Mailing Address:	PO BOX 271197	Country Name:	UNITED STA
Building Address:		Phone No:	1-361-2882400 x3
PO Box:		Fax No:	1-361-3338082
City:	CORPUS CHRISTI	Business Type:	Corporation

Owner or Operator:	OWNER	State:	TX
First Name:		Zip Code:	78427
Company Last Name:	HEADWATERS GROUP INC	Zip Code Ext:	1197
Mailing Address:	PO BOX 271197	Country Name:	UNITED STA
Building Address:		Phone No:	1-361-2882400 x3
PO Box:		Fax No:	1-361-3338082
City:	CORPUS CHRISTI	Business Type:	Corporation

Contact information

Last Name:		City:	CORPUS CHRISTI
First Name:		State:	TX
Job Title:		Zip Code:	78427
Contact Role:	OWNOPRCON	Zip Code Ext:	1197
Mailing Address:	PO BOX 271197	Phone No:	1-361-2882400 x3
Building Name Add:		Fax No:	1-361-3338082
PO Box:			

Last Name:	WARE	City:	CORPUS CHRISTI
First Name:	GERREN	State:	TX
Job Title:	PRESIDENT	Zip Code:	78427
Contact Role:	PRICONT	Zip Code Ext:	1197
Mailing Address:	PO BOX 271197	Phone No:	1-361-2882400
Building Name Add:		Fax No:	1-361-3338082
PO Box:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Waste Information</u>						
Unique Waste ID:	401381					
Texas Waste Code:	00056031					
EPA Waste Form Code:						
Waste Code Status:	INACTIVE					
Waste Code Stat Change Dt:	Feb 29, 2024					
Waste Description:	Filter cake from filter press.; Due to change(s) in the product produced, this w					
Origin Code:	5					
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	404461					
Texas Waste Code:	0007205H					
EPA Waste Form Code:	W205					
Waste Code Status:	INACTIVE					
Waste Code Stat Change Dt:	Feb 29, 2024					
Waste Description:	WASTE GENERATED BY THE CLEANING OF PETROLEUM REFINING INDUSTRIES TANKS; Due to c					
Origin Code:	1					
Source Code:	G61					
Primary Naics Code:	562998					
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	401380					
Texas Waste Code:	0004119H					
EPA Waste Form Code:	W119					
Waste Code Status:	INACTIVE					
Waste Code Stat Change Dt:	Feb 29, 2024					
Waste Description:	Waste water from heat exchanger cleaning.; Due to change(s) in the product produ					
Origin Code:	5					
Source Code:	G09					
Primary Naics Code:	325998					
On Site Treatment Mgmt M:	H13					
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	401382					
Texas Waste Code:	00011191					
EPA Waste Form Code:						
Waste Code Status:	INACTIVE					
Waste Code Stat Change Dt:	Feb 29, 2024					
Waste Description:	Wash water from cleaning process equipment.; Due to change(s) in the product pro					
Origin Code:	1					
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:	false					
New Chemical Substance Flag:	false					
Unique Waste ID:	401383					
Texas Waste Code:	00069992					
EPA Waste Form Code:						
Waste Code Status:	INACTIVE					
Waste Code Stat Change Dt:	Feb 29, 2024					
Waste Description:	General office Trash; Due to change(s) in the product produced, this waste is no					
Origin Code:	1					
Source Code:						
Primary Naics Code:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:						
Texas Waste Code:		401379				
EPA Waste Form Code:		0003609H				
Waste Code Status:		W609				
Waste Code Stat Change Dt:		INACTIVE				
Waste Description:		May 11, 2022				
Origin Code:		Sludge from cleaning heat exchangers onsite.; Initial waste code determination us				
Source Code:		5				
Primary Naics Code:		G13				
On Site Treatment Mgmt M:		325998				
Off Site Flag:		H13				
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Unique Waste ID:						
Texas Waste Code:		401378				
EPA Waste Form Code:		00026031				
Waste Code Status:		INACTIVE				
Waste Code Stat Change Dt:		May 11, 2022				
Waste Description:		Sludge from centrifuge process.; Initial waste code determination used in incorr				
Origin Code:		1				
Source Code:						
Primary Naics Code:						
On Site Treatment Mgmt M:						
Off Site Flag:						
Radioactive Flag:		false				
New Chemical Substance Flag:		false				
Facility Information						
Reg Entity No:		RN102546926		Zip Code:		78380
EPA ID No:		TXR000083949		Country:		UNITED STATES
Facility Site Name:		HEADWATERS GROUP		TCEQ Region No:		14
Facility Status:		ACTIVE		Latitude:		27.813
Phy Loc Address:		3506 COUNTY ROAD 44		Longitude:		-97.648
City:		ROBSTOWN		Primary NAICS Code:		562998
County:		NUECES		Land Type:		PRIVATE
State:		TX				
Physical Location Description:		NE CORNER OF CR 44 AND TOWER ST				
Regis Initial Noti:		Sep 09, 2016				
Regis Last Amendment Dt:		Mar 05, 2024				
Regis S Status Change D:		Sep 09, 2016				
Report Through Steers:		false				
Generator of Industrial Hazard:		true				
Generator Type:		INDUS				
Haz Waste Gen Cate:		CLASS1				
Reverse Distributor of Hazardo:		false				
Reverse Distributor Begin Date:						
Reverse Distributor End Date:						
Annual Waste Summary:		true				
Receiver of Industrial Hazardo:		false				
Receiver Facility Category:						
Monthly Waste Receipt Sum:		false				
Transporter of Industrial Haza:		true				
Transports Waste for Hire:		true				
Self Transports Waste:		true				
Transports Industrial Class 1:		01				
Transports Hazardous Waste:		04				
Transfer Facility:		true				
Healthcare Provider Facility:		false				
Healthcare Opt in Date:						
Healthcare Withdraw Date:						
Recycler Facility:		false				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Haz Waste Permit Status:
 Coordinates County Centroid:
 TCEQ Haz Waste Permit No:
 Indus Waste Permit No:
 Mun Waste Permit No:

3	4 of 4	ESE	0.41 / 2,142.15	74.67 / -1	HEADWATERS GROUP 3506 COUNTY ROAD 44 ROBSTOWN TX 78380	RCRA NON GEN
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Handler ID:	TXR000083949
Generator Status:	N
Recycler Activity?:	NO
Recycler Activity Note:	This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2025.

Violation Details

Viol Type:	279.C	Actual Rtc Date:	20220803
Citation:		Found Violation:	Yes
Determined Date:	20220208	Rtc Qualifier:	Documented
Scheduled Compliance Date:			
Eval Activity Location:	TX		
Viol Determined By Agency:	State		
Viol Short Desc:	Used Oil - Generators		

Enforcement Details

Enf Type:	120
Enf Type Desc:	WRITTEN INFORMAL
Enf Action Date:	20220408
Disposition Status Desc:	
Disposition Status Date:	
Enf Agency:	State
Proposed Amount:	
Final Amount:	
Paid Amount:	

Evaluation Details

Eval Start Date:	20220919
Eval Type Desc:	NON-FINANCIAL RECORD REVIEW
Viol Short Desc:	
Actual Rtc Date:	
Eval Agency:	State
Eval Start Date:	20220404
Eval Type Desc:	FOCUSED COMPLIANCE INSPECTION
Viol Short Desc:	
Actual Rtc Date:	
Eval Agency:	State
Eval Start Date:	20220223
Eval Type Desc:	COMPLIANCE EVALUATION INSPECTION
Viol Short Desc:	
Actual Rtc Date:	
Eval Agency:	State
Eval Start Date:	20220208

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Type Desc:	FOCUSED COMPLIANCE INSPECTION
Viol Short Desc:	Used Oil - Generators
Actual Rtc Date:	20220803
Eval Agency:	State

Handler Summary

Importer:	No	Used Oil Transpor:	No
Mixed Waste Gen:	No	Used Oil Trans Fac:	No
Transporter:	Yes	Used Oil Processor:	No
Transfer Facility:	Yes	Used Oil Refiner:	No
Recycler:	No	Used Oil Burner:	No
Onsite Burner Exem:	No	Commercial TSD:	No
Furnace Exemption:	No	Recycl Nonstorage:	No
Underground Injec:	No		
Used Oil Market Burner:	No		
Used Oil Spec Marketer:	No		

Additional Handler Summary Details

Source Type:	N	NAIC 1:	562998
Seq No:	10	NAIC 2:	
Non Notifier:		NAIC 3:	
Receive Date:	20240305	NAIC 4:	
Active Site:	H----	State:	TX
Land Type:	P	Location Latitude:	27.81162
In Handler Univ:	Y	Location Longitude:	-97.642637
In A Universe:	Y	Loc GIS Primary:	N
Gen Status:	N	Loc GIS Origin:	UC
Report Cycle:		State District Owner:	
Accessibility:		State District:	
Region:	06		
Fed Waste Gen Owner:	HQ		
State Waste Generator Owner:	TX		
State Waste Generator:	N		
Short Term Generator:	N		
Uni Waste:	N		
Universal Waste Dest Facility:	N		
Federal Universal Waste:	N		
As Federally Regulated Tsdf:	-----		
As Converter Tsdf:	-----		
As State Regulated Tsdf:	-----		
As State Regulated Handler:	---		
Federal Indicator:	---		
Hsm:	N		
Subpart K:	----		
GPRA Permit:	N		
GPRA Renewal:	N		
Permit Renewal Wrkld:	-----		
Permwrk ID:	-----		
Perm Prog:	-----		
Pcwrkld:	-----		
Closwrkld:	-----		
GPRA Ca:	N		
Cawrkld:	N		
Subjca Tsd Discretion:	N		
NCAPS:	N		
EC Indicator:	N		
Ca725 Indicator:	N		
Ca750 Indicator:	N		
Operating Tsdf:	-----		
Full Enforcement:	-----		
Snc:	N		
Unaddressed Snc:	N		
Addressed Snc:	N		
Snc With Comp Sched:	N		
Fa Required:	-----		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Hhandler Last Change:		20240315				
Recognized Trader Importer:		N				
Recognized Trader Exporter:		N				
Slab Importer:		N				
Slab Exporter:		N				
Manifest Broker:		N				
Subpart P:		N				
Contact Language:		EN				
Handler Name:		HEADWATERS GROUP				
Location Street No:		3506				
Location Street1:		COUNTY ROAD 44				
Location Street2:						
Location City:		ROBSTOWN				
Location State:		TX				
Location Zip:		78380				
Location County Code:		TX355				
Location County Name:		NUECES				
Location Country:						
Contact Name:		GERREN WARE				
Contact Street No:						
Contact Street1:		PO BOX 271197				
Contact Street2:						
Contact City:		CORPUS CHRISTI				
Contact State:		TX				
Contact Zip:		78427-1197				
Contact Country:		US				
Contact Phone And Ext:		361-288-2400				
Contact Fax:						
Contact Email Address:						
Contact Title:						
Owner Name:		HEADWATERS GROUP INC				
Owner Type:		P				
Owner Seq:		2				
Operator Name:		HEADWATERS GROUP INC				
Operator Type:		P				
Operator Seq:		1				
Public Notes:						

Hazardous Waste Handler Details

Seq No: 2
Receive Date: 20160909
Handler Name: HEADWATERS GROUP
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 3
Receive Date: 20180424
Handler Name: HEADWATERS GROUP
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Hazardous Waste Handler Details

Seq No: 4
Receive Date: 20180424
Handler Name: HEADWATERS GROUP
Fed Waste Generator: N
Generator Code Description: Not a Generator, Verified
Source Type: Notification

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Hazardous Waste Handler Details

Seq No: 5
Receive Date: 20181001
Handler Name: HEADWATERS GROUP
Fed Waste Generator: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Waste Code Details

Waste Code: F024
Waste Code Desc: PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)

Waste Code: F037
Waste Code Desc: PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: F038
Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.

Waste Code: K050
Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K051
Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.

Waste Code: K169
Waste Code Desc: CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS

Waste Code: U165
Waste Code Desc: NAPHTHALENE

Hazardous Waste Handler Details

Seq No: 6
Receive Date: 20181001
Handler Name: HEADWATERS GROUP
Fed Waste Generator: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code Details

Waste Code:	F024
Waste Code Desc:	PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)
Waste Code:	F037
Waste Code Desc:	PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.
Waste Code:	F038
Waste Code Desc:	PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.
Waste Code:	K050
Waste Code Desc:	HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.
Waste Code:	K051
Waste Code Desc:	API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.
Waste Code:	K169
Waste Code Desc:	CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS
Waste Code:	U165
Waste Code Desc:	NAPHTHALENE

Hazardous Waste Handler Details

Seq No:	7
Receive Date:	20200527
Handler Name:	HEADWATERS GROUP
Fed Waste Generator:	3
Generator Code Description:	Very Small Quantity Generator
Source Type:	Notification

Waste Code Details

Waste Code:	F024
Waste Code Desc:	PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS,

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)						
Waste Code:		F037				
Waste Code Desc:		PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.				
Waste Code:		F038				
Waste Code Desc:		PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.				
Waste Code:		K050				
Waste Code Desc:		HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.				
Waste Code:		K051				
Waste Code Desc:		API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.				
Waste Code:		K169				
Waste Code Desc:		CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS				
Waste Code:		U165				
Waste Code Desc:		NAPHTHALENE				
<u>Hazardous Waste Handler Details</u>						
Seq No:		8				
Receive Date:		20200527				
Handler Name:		HEADWATERS GROUP				
Fed Waste Generator:		3				
Generator Code Description:		Very Small Quantity Generator				
Source Type:		Notification				
<u>Waste Code Details</u>						
Waste Code:		F024				
Waste Code Desc:		PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)				
Waste Code:		F037				
Waste Code Desc:		PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.	
					Waste Code: F038 Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.	
					Waste Code: K050 Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.	
					Waste Code: K051 Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.	
					Waste Code: K169 Waste Code Desc: CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS	
					Waste Code: U165 Waste Code Desc: NAPHTHALENE	
<u>Hazardous Waste Handler Details</u>						
					Seq No: 9 Receive Date: 20220511 Handler Name: HEADWATERS GROUP Fed Waste Generator: N Generator Code Description: Not a Generator, Verified Source Type: Notification	
<u>Waste Code Details</u>						
					Waste Code: F024 Waste Code Desc: PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)	
					Waste Code: F037 Waste Code Desc: PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.	
					Waste Code: F038 Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.	
					Waste Code: K050 Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.	
					Waste Code: K051 Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.	
					Waste Code: K169 Waste Code Desc: CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS	
					Waste Code: U165 Waste Code Desc: NAPHTHALENE	
<u>Hazardous Waste Handler Details</u>						
					Seq No: 10 Receive Date: 20240305 Handler Name: HEADWATERS GROUP Fed Waste Generator: N Generator Code Description: Not a Generator, Verified Source Type: Notification	
<u>Waste Code Details</u>						
					Waste Code: F024 Waste Code Desc: PROCESS WASTES INCLUDING, BUT NOT LIMITED TO, DISTILLATION RESIDUES, HEAVY ENDS, TARS, AND REACTOR CLEAN-OUT WASTES FROM THE PRODUCTION OF CERTAIN CHLORINATED ALIPHATIC HYDROCARBONS BY FREE RADICAL CATALYZED PROCESSES. THESE CHLORINATED ALIPHATIC HYDROCARBONS ARE THOSE HAVING CARBON CHAIN LENGTHS RANGING FROM ONE TO, AND INCLUDING FIVE, WITH VARYING AMOUNTS AND POSITIONS OF CHLORINE SUBSTITUTION. (THIS LISTING DOES NOT INCLUDE WASTEWATERS, WASTEWATER TREATMENT SLUDGE, SPENT CATALYSTS, AND WASTES LISTED IN SECTIONS 261.31. OR 261.32)	
					Waste Code: F037 Waste Code Desc: PETROLEUM REFINERY PRIMARY OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE GENERATED FROM THE GRAVITATIONAL SEPARATION OF OIL/WATER/SOLIDS DURING THE STORAGE OR TREATMENT OF PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH SLUDGES INCLUDE, BUT ARE NOT LIMITED TO, THOSE GENERATED IN OIL/WATER/SOLIDS SEPARATORS; TANKS AND IMPOUNDMENTS; DITCHES AND OTHER CONVEYANCES; SUMPS; AND STORM WATER UNITS RECEIVING DRY WEATHER FLOW. SLUDGES GENERATED IN STORM WATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.	
					Waste Code: F038 Waste Code Desc: PETROLEUM REFINERY SECONDARY (EMULSIFIED) OIL/WATER/SOLIDS SEPARATION SLUDGE - ANY SLUDGE AND/OR FLOAT GENERATED FROM THE PHYSICAL AND/OR CHEMICAL SEPARATION OF OIL/WATER/SOLIDS IN PROCESS WASTEWATERS AND OILY COOLING WASTEWATERS FROM PETROLEUM REFINERIES. SUCH WASTES INCLUDE, BUT ARE NOT LIMITED TO, ALL SLUDGES AND FLOATS GENERATED IN INDUCED AIR FLOTATION (IAF) UNITS, TANKS AND IMPOUNDMENTS, AND ALL SLUDGES GENERATED IN DAF UNITS. SLUDGES GENERATED IN STORMWATER UNITS THAT DO NOT RECEIVE DRY WEATHER FLOW, SLUDGES GENERATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS AS DEFINED IN SECTION 261.31(B)(2) (INCLUDING SLUDGES GENERATED IN ONE OR MORE ADDITIONAL UNITS AFTER WASTEWATERS HAVE BEEN TREATED IN AGGRESSIVE BIOLOGICAL TREATMENT UNITS), AND F037, K048, AND K051 WASTES ARE EXEMPTED FROM THIS LISTING.	
					Waste Code: K050 Waste Code Desc: HEAT EXCHANGER BUNDLE CLEANING SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.	
					Waste Code: K051 Waste Code Desc: API SEPARATOR SLUDGE FROM THE PETROLEUM REFINING INDUSTRY.	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Waste Code:	K169
Waste Code Desc:	CRUDE OIL STORAGE TANK SEDIMENT FROM PETROLEUM REFINING OPERATIONS
Waste Code:	U165
Waste Code Desc:	NAPHTHALENE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street1:	PO BOX 271197
Name:	HEADWATERS GROUP INC	Street2:	
Dt Became Current:	20160909	City:	CORPUS CHRISTI
Dt Ended Current:		State:	TX
Phone:		Country:	US
Source Type:	Notification	Zip:	78427-1197

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street1:	PO BOX 271197
Name:	HEADWATERS GROUP INC	Street2:	
Dt Became Current:	20160909	City:	CORPUS CHRISTI
Dt Ended Current:		State:	TX
Phone:	361-288-2400	Country:	US
Source Type:	Notification	Zip:	78427-1197

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street1:	PO BOX 271197
Name:	HEADWATERS GROUP INC	Street2:	
Dt Became Current:	20160909	City:	CORPUS CHRISTI
Dt Ended Current:		State:	TX
Phone:	361-288-2400	Country:	US
Source Type:	Notification	Zip:	78427-1197

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street1:	PO BOX 271197
Name:	HEADWATERS GROUP INC	Street2:	
Dt Became Current:	20160909	City:	CORPUS CHRISTI
Dt Ended Current:		State:	TX
Phone:		Country:	US
Source Type:	Notification	Zip:	78427-1197

Historical Handler Details

Receive Dt:	20220511
Generator Code Description:	Not a Generator, Verified
Handler Name:	HEADWATERS GROUP
Receive Dt:	20200527
Generator Code Description:	Very Small Quantity Generator
Handler Name:	HEADWATERS GROUP
Receive Dt:	20200527
Generator Code Description:	Very Small Quantity Generator
Handler Name:	HEADWATERS GROUP
Receive Dt:	20181001
Generator Code Description:	Large Quantity Generator
Handler Name:	HEADWATERS GROUP
Receive Dt:	20181001
Generator Code Description:	Large Quantity Generator
Handler Name:	HEADWATERS GROUP
Receive Dt:	20180424
Generator Code Description:	Not a Generator, Verified
Handler Name:	HEADWATERS GROUP
Receive Dt:	20180424

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Generator Code Description: Handler Name:		Not a Generator, Verified HEADWATERS GROUP				
Receive Dt: Generator Code Description: Handler Name:		20160909 Not a Generator, Verified HEADWATERS GROUP				
4	1 of 1	E	0.41 / 2,179.98	74.02 / -1	THERMO FLUIDS ROBSTOWN TX	PFAS IND
Status:		Active		Fac Fips Code: 48355		
Fac Indian Cntry Flg:		No		Compliance Status: Violation		
Fac Derived Huc:		12110202		EPA Programs: CWA; RCRA		
Fac Derived Wbd:		121102020101		Federal Facility: No		
Fac Derived Cd113:		27		Federal Agency: -		
Fac Derived Cb2010:		483550056011003		Fac Snc Flg: No		
Fac Informal Count:		2		AIR Flg: No		
Last Informal Action:		11/10/2021		NPDES Flg: Yes		
Formal Action Count:		2		SDWIS Flg: No		
Last Formal Action:		10/19/2023		RCRA Flg: Yes		
Fac Total Penalties:		0		TRI Flg: No		
Fac Penalty Count:		-		GHG Flg: No		
Date Last Penalty:		-		TRI IDs: -		
Last Penalty Amt:		0		TRI Releases Trnsfrs: -		
Fac Qtrs With Nc:		12		TRI on Site Releases: -		
Programs With Snc:		0		TRI off Site Trnsfrs: -		
Fac Percent Minority:		87.321		TRI Reporter: -		
Fac Pop Den:		565.88		Fac Imp Water Flg: -		
Count:		1		Fac Major Flg: -		
Fac County:		NUECES		Fac Active Flg: Yes		
State Other :				Fac Inspection Count: 0		
Region:		06		Date Last Inspection: 11/08/2012		
Latitude:		27.815341		Days Last Inspection: 4587		
Longitude:		-97.647541				
Fac Derived Tribes:		-				
AIR IDs:		-				
CAA Permit Types:		-				
CAA NAICS:		-				
CAA SICS:		-				
NPDES IDs:		TXR05DC54 TXR05EU64				
CWA Permit Types:		Non-M				
CWA NAICS:		-				
CWA SICS:		5093				
RCRA IDs:		TXR000051227				
RCRA Permit Types:		Transporter, VSQG				
RCRA NAICS:		424710				
SDWA IDs:		-				
SDWA System Types:		-				
SDWA Compliance Status:		-				
SDWA Snc Flg:		No				
Fac Collection Meth:		ADDRESS MATCHING-HOUSE NUMBER				
EJSCREEN Flg Us:						
EJSCREEN Report:						
ECHO Facility Report:		https://echo.epa.gov/detailed-facility-report?fid=110014363330				
Industry:		Petroleum				
5	1 of 1	ESE	0.66 / 3,498.54	73.64 / -2	GFL PLANT SERVICES ROBSTOWN 2199 N US HIGHWAY 77 ROBSTOWN TX 78380	IHW RECEIVER
Solid Waste Registration No:		97846				
Note:		Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Historical Documents:

//www15.tceq.texas.gov/crpub/
 Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>
 ERIIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

Owner/Operator Information

Owner or Operator:	OWNER	State:	TX
First Name:		Zip Code:	77498
Company Last Name:	GFL PLANT SERVICES LP	Zip Code Ext:	8538
Mailing Address:	16011 W BELLFORT ST	Country Name:	UNITED STA
Building Address:		Phone No:	1-281-6905100
PO Box:		Fax No:	
City:	SUGAR LAND	Business Type:	
Owner or Operator:	OPERATOR	State:	TX
First Name:		Zip Code:	77498
Company Last Name:	GFL PLANT SERVICES LP	Zip Code Ext:	8538
Mailing Address:	16011 W BELLFORT ST	Country Name:	UNITED STA
Building Address:		Phone No:	1-281-6905100
PO Box:		Fax No:	
City:	SUGAR LAND	Business Type:	

Contact information

Last Name:	VAN DUYNE	City:	SUGAR LAND
First Name:	CINDY	State:	TX
Job Title:	HSSE CONSULTANT	Zip Code:	77498
Contact Role:	PRICONT	Zip Code Ext:	8538
Mailing Address:	16011 W BELLFORT ST	Phone No:	1-281-6905100
Building Name Add:		Fax No:	
PO Box:			
Last Name:		City:	SUGAR LAND
First Name:		State:	TX
Job Title:		Zip Code:	77498
Contact Role:	OWNOPRCON	Zip Code Ext:	8538
Mailing Address:	16011 W BELLFORT ST	Phone No:	1-281-6905100
Building Name Add:		Fax No:	
PO Box:			

Facility Information

Reg Entity No:	RN111169090	Zip Code:	78380
EPA ID No:	TXR000085475	Country:	UNITED STATES
Facility Site Name:	GFL PLANT SERVICES ROBSTOWN	TCEQ Region No:	14
Facility Status:	ACTIVE	Latitude:	27.811
Phy Loc Address:	2199 N US HIGHWAY 77	Longitude:	-97.645
City:	ROBSTOWN	Primary NAICS Code:	484110
County:	NUECES	Land Type:	PRIVATE
State:	TX		
Physical Location Description:			
Regis Initial Noti:	Dec 07, 2020		
Regis Last Amendment Dt:	Jun 12, 2024		
Regis S Status Change D:	Dec 07, 2020		
Report Through Steers:	false		
Generator of Industrial Hazard:	false		
Generator Type:			
Haz Waste Gen Cate:			
Reverse Distributor of Hazardo:	false		
Reverse Distributor Begin Date:			
Reverse Distributor End Date:			
Annual Waste Summary:	false		
Receiver of Industrial Hazardo:	false		
Receiver Facility Category:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Monthly Waste Receipt Sum:		false				
Transporter of Industrial Haza:		false				
Transports Waste for Hire:		true				
Self Transports Waste:		false				
Transports Industrial Class 1:						
Transports Hazardous Waste:		04				
Transfer Facility:		true				
Healthcare Provider Facility:		false				
Healthcare Opt in Date:						
Healthcare Withdraw Date:						
Recycler Facility:		false				
Haz Waste Permit Status:						
Coordinates County Centroid:						
TCEQ Haz Waste Permit No:						
Indus Waste Permit No:						
Mun Waste Permit No:						

<u>6</u>	1 of 2	E	0.74 / 3,912.77	73.30 / -2	SUNMART 114 2217 N US HIGHWAY 77 ROBSTOWN TX 78380	LPST
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LPST ID: 114862

Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH
Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: <https://www15.tceq.texas.gov/crpub/>
Information about how to use these resources can be found here: <https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf>

Historical Documents: ERIIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: <https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html>

Leaking Petroleum Storage Tank (LPST) Details

Ref No:	RN103176152	Rem Program:	LPST
Facility ID:	58609; 45912	Closure Date:	08/23/2002
Program:	1P - PRIVATIZATION CONTRACTOR	Discovered Date:	03/14/1999
TCEQ Region:	REGION 14 - CORPUS CHRISTI	Reported Date:	03/14/1999
Project Manager:	RWL	Entered Date:	01/27/2000
Site Name:	SUNMART 114		
Site Address:	2217 N US HIGHWAY 77		
City Name:	ROBSTOWN		
Near City Name:	ROBSTOWN		
County Name:	NUECES		
Zip Code:	78380		
Corrective Action Status:	6A - FINAL CONCURRENCE ISSUED		
Priority Status:	4.2 - NO GW IMPACT NO APPARENT THREATS OR IMPACTS TO RECEPTORS		

TCEQ GIS Data Hub - LPST Points Details

Ref No:	RN103176152	Horz Date:	20000127
PST ID:		Horz Meth:	ADDMAT_NUM
Rem Prog:	Leaking Petroleum Storage Tank (LPST)	Horz Acc:	-9999
Region:	REGION 14 - CORPUS CHRISTI	Horz Org:	TCEQ
Lat DD:	27.81522555	Horz Datum:	NAD83
Long DD:	-97.6412571	Horz Ref:	STRUC_CEN
X:	-97.64125709500001	Horz Desc:	
Y:	27.81522554999998		
Site Name:	SUNMART 114		
Phys Addr:	2217 N US HIGHWAY 77		
Addr Desc:	2217 N HWY 77		
City:	ROBSTOWN		
County:	NUECES		
Zip Code:	78380		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
6	2 of 2	E	0.74 / 3,912.77	73.30 / -2	JW VENTURE 2217 N HWY 77 SUITE 101 2217 N Hwy 77, Suite 101, Robstown, TX ROBSTOWN TX 78380	HIST RCRA NONRCRA
<div> <div> EPA ID: TXR000064196 SWR No: 87715 Mun Waste Perm No: Facility Status: INACTIVE Gen Type: Gen Cate: Latitude: Longitude: Site County: NUECES Country: UNITED STATES Land Type: OTHER Indus Waste Perm No: Regulated Entity No: RN102617214 Coord County Centroid : Regis S Status Change D: May 18, 2005 Hazardous Waste Perm Status: Tceq Haz Waste Perm Nu: Tceq Region No: 14 Reverse Distributor Begin Date: Reverse Distributor End Date: Healthcare Opt in Date: Healthcare Withdraw Date: Regis Last Amendment Da: Apr 28, 2010 Reverse Distributor of Hazardo: false Monthly Waste Receipt Sum: false Transports Waste For Hire: true Self Transports Waste: false Annual Waste Summary: false Report Through Steers: false Registration Initial Notificat: May 18, 2005 Original Source: Inactive Regulated RCRA Generator Facilities Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf </div> <div> Primary Naics Code: 484230 Receiver: FALSE Receiver Fac Cat: Generator: FALSE Healthcare Fac: FALSE Transfer Fac: FALSE Recycler Fac: FALSE Transporter: TRUE Transports Class 1: 01 Transports Class H: 04 </div> </div>						
7	1 of 1	W	0.85 / 4,494.44	78.20 / 3	BALDWIN WASTE OIL RECLAMATION PLANT COUNTY RD 44, 0.2 MI W OF HIGHWAY 1889 ROBSTOWN TX	SDA
<div> SDA ID: SDA3300 County: NUECES Latitude: 27.813333 Longitude: -97.668055 </div>						
Details						
<div> <div> Project ID: 3300 Regulated Entity ID: RN102886603 Project Name: BALDWIN WASTE OIL RECLAMATION PLANT Program Status: Site Status: INACTIVE Project Status: INACTIVE </div> <div> Project Start Dt: 8/12/1992 Program End Dt: Site Start Dt: 08/12/1992 Site End Dt: 09/15/1995 Project End Dt: 9/15/1995 </div> </div>						
8	1 of 1	W	0.86 / 4,532.51	79.98 / 4	BALDWIN WASTE OIL COMPANY 136 WEST CONGRESSMAN SOLOMON P. ORTIZ BLVD	SUPERFUND

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
ROBSTOWN TX 78380						
County:	NUECES					
Latitude:	27.815000000					
Longitude:	-97.669000000					
<u>9</u>	1 of 1	W	0.87 / 4,582.57	78.96 / 3	BALDWIN WASTE OIL CO COUNTY ROAD 44 ROBSTOWN TX 78380	RCRA CORRACTS

Handler ID:

Generator Status:

Recycler Activity?:

Recycler Activity Note:

TXD980626907

N

NO

This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.

Event/Area Details

Area Name:

Event Code:

Corrective Action Event Descr:

Actual Date:

Schedule Date Orig:

Schedule Date New:

Best Date:

Groundwater Release Ind:

Soil Release Ind:

Air Release Ind:

Surface Water Release Ind:

Event Agency:

ENTIRE FACILITY

CA075ME

CA PRIORITIZATION-MEDIUM CA PRIORITY

19980911

19980911

E

Violation/Evaluation Summary

Note:

NO RECORDS: As of Jan 2025, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Additional Handler Summary Details

Source Type:

Seq No:

Non Notifier:

Receive Date:

Active Site:

Land Type:

In Handler Univ:

In A Universe:

Gen Status:

Report Cycle:

Accessibility:

Region:

Fed Waste Gen Owner:

State Waste Generator Owner:

State Waste Generator:

Short Term Generator:

Uni Waste:

Universal Waste Dest Facility:

Federal Universal Waste:

As Federally Regulated Tsdf:

As Converter Tsdf:

As State Regulated Tsdf:

As State Regulated Handler:

Federal Indicator:

Hsm:

N

2

20010823

N

Y

N

06

HQ

N

N

N

N

N

NAIC 1:

NAIC 2:

NAIC 3:

NAIC 4:

State:

Location Latitude:

Location Longitude:

Loc GIS Primary:

Loc GIS Origin:

State District Owner:

State District:

TX

N

TX

14

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Subpart K:		----				
GPRA Permit:		N				
GPRA Renewal:		N				
Permit Renewal Wrkld:		-----				
Permwrk ID:		-----				
Perm Prog:		---S---				
Pcwrkld:		-----				
Closwrkld:		-----				
GPRA Ca:		N				
Cawrkld:		N				
Subjca Tsd Discretion:		N				
NCAPS:		M				
EC Indicator:		N				
Ca725 Indicator:		N				
Ca750 Indicator:		N				
Operating Tsdf:		-----				
Full Enforcement:		-----				
Snc:		N				
Unaddressed Snc:		N				
Addressed Snc:		N				
Snc With Comp Sched:		N				
Fa Required:		-----				
Hhandler Last Change:		20040325				
Recognized Trader Importer:		N				
Recognized Trader Exporter:		N				
Slab Importer:		N				
Slab Exporter:		N				
Manifest Broker:		N				
Subpart P:		N				
Contact Language:		EN				
Handler Name:		BALDWIN WASTE OIL CO				
Location Street No:						
Location Street1:		COUNTY ROAD 44				
Location Street2:						
Location City:		ROBSTOWN				
Location State:		TX				
Location Zip:		78380				
Location County Code:		TX355				
Location County Name:		NUECES				
Location Country:		US				
Contact Name:		ENVIRONMENTAL MANAGER				
Contact Street No:						
Contact Street1:		PO BOX 942				
Contact Street2:						
Contact City:		ROBSTOWN				
Contact State:		TX				
Contact Zip:		78380				
Contact Country:		US				
Contact Phone And Ext:						
Contact Fax:						
Contact Email Address:						
Contact Title:						
Owner Name:		BALDWIN WASTE OIL CO				
Owner Type:						
Owner Seq:		1				
Operator Name:		BALDWIN WASTE OIL CO				
Operator Type:						
Operator Seq:		2				
Public Notes:						

Handler Summary

Importer:	No	Used Oil Transpor:	No
Mixed Waste Gen:	No	Used Oil Trans Fac:	No
Transporter:	No	Used Oil Processor:	No
Transfer Facility:	No	Used Oil Refiner:	No
Recycler:	No	Used Oil Burner:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Onsite Burner Exem:	No				Commercial TSD:	No
Furnace Exemption:	No				Recycl Nonstorage:	No
Underground Injec:	No					
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				

Hazardous Waste Handler Details

Seq No: 1
 Receive Date: 19801119
 Handler Name: BALDWIN WASTE OIL CO
 Fed Waste Generator: N
 Generator Code Description: Not a Generator, Verified
 Source Type: Notification

Hazardous Waste Handler Details

Seq No: 2
 Receive Date: 20010823
 Handler Name: BALDWIN WASTE OIL CO
 Fed Waste Generator: N
 Generator Code Description: Not a Generator, Verified
 Source Type: Notification

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street1:	UNKNOWN
Name:	UNKNOWN	Street2:	
Dt Became Current:		City:	UNKNOWN
Dt Ended Current:		State:	TX
Phone:	000-000-0000	Country:	
Source Type:	Notification	Zip:	00000

Owner/Operator Ind:	Current Owner	Street No:	
Type:		Street1:	PO BOX 942
Name:	BALDWIN WASTE OIL CO	Street2:	
Dt Became Current:	20010823	City:	ROBSTOWN
Dt Ended Current:		State:	TX
Phone:		Country:	US
Source Type:	Notification	Zip:	78380

Owner/Operator Ind:	Current Operator	Street No:	
Type:		Street1:	PO BOX 942
Name:	BALDWIN WASTE OIL CO	Street2:	
Dt Became Current:	20010823	City:	ROBSTOWN
Dt Ended Current:		State:	TX
Phone:		Country:	US
Source Type:	Notification	Zip:	78380

Historical Handler Details

Receive Dt: 19801119
 Generator Code Description: Not a Generator, Verified
 Handler Name: BALDWIN WASTE OIL CO

10	1 of 1	W	0.88 / 4,665.94	80.06 / 5	Baldwin Waste Oil Company ROBSTOWN TX	SHWS
RN:	RN102886603			TCEQ Region:	Corpus Christi - 14	
SF ID:	SUP005			Site Details:		
EPA TX ID:	TXD980626907			Zip Code:		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Rem Prog: Haz Rank Score: Horz Meth: Horz Acc: Horz Ref: Horz Org: Horz Datum: Horz Desc: Location: Address Desc: Type of Facility: Site Phase: St Superfund Reg Stat: Media Affected: Funded By: Site Link: Web URL: TCEQ Central File Room: Status: Contaminants: Contacts:	Superfund (SF) DOQ 5 FAC_CEN TCEQ NAD83				Region: County: Latitude: Longitude: Lat Dd: Long Dd: REGION 14 - CORPUS CHRISTI NUECES 27.814892° -97.668626° 27.81489191 -97.66862572 Robstown, Nueces County ON CR 44 APPROXIMATELY 0.1 MI W OF HIGHWAY 77 Former waste oil processing Cleanup complete – operation & maintenance Listed on registry Groundwater Potentially Responsible Parties https://www.tceq.texas.gov/remediation/superfund/state/baldwin.html http://www.tceq.texas.gov/remediation/superfund/state/baldwin.html This former waste oil processing facility in Robstown, Nueces County is currently in the Operation and Maintenance phase of the Superfund Program. Contact Information Superfund Project Manager John Flores 512-239-5674 or 1-800-633-9363 E-mail: superfnd@tceq.texas.gov Superfund Community Relations Liaison John Flores 512-239-5674 or 1-800-633-9363 E-mail: superfnd@tceq.texas.gov Records Repositories: Records Repositories Nueces County Keach Family Library 1000 Terry Shamsie Boulevard Robstown, Texas 78380 361- 387-3431 361-387-7964 (fax) Data Source(s): Superfunds in Texas: Cleanups completed, cleanups in progress, and sites under evaluation by the federal and state Superfund programs; TCEQ Map Data (Land Datasets): Superfund Sites (SF) Note: Documents related to facilities in Texas can be searched on TCEQ Records Online Central File Room (CFR): https://records.tceq.texas.gov/cs/idcplg?IdcService=TCEQ_SEARCH Basic information, including RN numbers, for facilities in TX can be searched on the TCEQ Central Registry: https://www15.tceq.texas.gov/crpub/ Information about how to use these resources can be found here: https://www.tceq.texas.gov/assets/public/agency/How-to-Use-Central-File-Room-Online.pdf Historical Documents: ERIIS does not have a document collection for this particular record; readers are referred to the TCEQ Records Services: https://www.tceq.texas.gov/agency/data/records-services/reqinfo.html	
11	1 of 2	SSE	0.91 / 4,780.93	72.23 / -3	ROGERS DELINTED COTTONSEED CO US HIGHWAY 77 ROBSTOWN TX 78380	RCRA CORRACTS
Handler ID: Generator Status: Recycler Activity?: Recycler Activity Note:	TXD980873160 N NO This facility has not been identified as a Recycler Facility from both the RCRA Handler and Biennial Report Modules.					
Event/Area Details						
Area Name: Event Code: Corrective Action Event Descr: Actual Date: Schedule Date Orig: Schedule Date New:	ENTIRE FACILITY CA400 REMEDY DECISION 20180228 					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Best Date:		20180228				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		J				
Area Name:		ENTIRE FACILITY				
Event Code:		CA900CR				
Corrective Action Event Descri:		CA PERFORMANCE STANDARDS ATTAINED - CONTROLS REQUIRED				
Actual Date:		20180531				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		20180531				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		S				
Area Name:		ENTIRE FACILITY				
Event Code:		CA550NR				
Corrective Action Event Descri:		REMEDY CONSTRUCTION-NO REMEDY CONSTRUCTED				
Actual Date:		20180228				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		20180228				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		J				
Area Name:		ENTIRE FACILITY				
Event Code:		CA075HI				
Corrective Action Event Descri:		CA PRIORITIZATION-HIGH CA PRIORITY				
Actual Date:		19920224				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		19920224				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA750YE				
Corrective Action Event Descri:		RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE				
Actual Date:		20180820				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		20180820				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA800YE				
Corrective Action Event Descri:		READY FOR ANTICIPATED USE DETERMINATION - READY FOR ANTICIPATED USE				
Actual Date:		20180531				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		20180531				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Surface Water Release Ind:		Yes				
Event Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA225				
Corrective Action Event Descri:		STABILIZATION MEASURES EVALUATION				
Actual Date:		19950629				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		19950629				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA725YE				
Corrective Action Event Descri:		HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE				
Actual Date:		20050418				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		20050418				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA050				
Corrective Action Event Descri:		RFA COMPLETED				
Actual Date:		19870827				
Schedule Date Orig:		19870930				
Schedule Date New:						
Best Date:		19870827				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA070YE				
Corrective Action Event Descri:		DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NECESSARY				
Actual Date:		19870827				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		19870827				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA750IN				
Corrective Action Event Descri:		RELEASE TO GW CONTROLLED DETERMINATION-MORE INFORMATION NEEDED				
Actual Date:		20050418				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		20050418				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		E				
Area Name:		ENTIRE FACILITY				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Event Code:		CA210SF				
Corrective Action Event Descr:		REFERRED TO A NON-RCRA AUTHORITY-REFERRED TO CERCLA				
Actual Date:		19910628				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		19910628				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		S				
Area Name:		ENTIRE FACILITY				
Event Code:		CA600EC				
Corrective Action Event Descr:		STABILIZATION/INTERIM MEASURES DECISION-PRIMARY MEAS IS EXPOSURE CONTROL				
Actual Date:		19850122				
Schedule Date Orig:						
Schedule Date New:						
Best Date:		19850122				
Groundwater Release Ind:		Yes				
Soil Release Ind:						
Air Release Ind:						
Surface Water Release Ind:		Yes				
Event Agency:		E				

Violation/Evaluation Summary

Note: NO RECORDS: As of Jan 2025, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Additional Handler Summary Details

Source Type:	N	NAIC 1:	115114
Seq No:	2	NAIC 2:	
Non Notifier:		NAIC 3:	
Receive Date:	19981106	NAIC 4:	
Active Site:	----	State:	TX
Land Type:		Location Latitude:	27.803333
In Handler Univ:	N	Location Longitude:	-97.646667
In A Universe:	Y	Loc GIS Primary:	N
Gen Status:	N	Loc GIS Origin:	UC
Report Cycle:		State District Owner:	TX
Accessibility:		State District:	14
Region:	06		
Fed Waste Gen Owner:	HQ		
State Waste Generator Owner:			
State Waste Generator:			
Short Term Generator:	N		
Uni Waste:	N		
Universal Waste Dest Facility:	N		
Federal Universal Waste:	N		
As Federally Regulated Tsdf:	-----		
As Converter Tsdf:	-----		
As State Regulated Tsdf:	-----		
As State Regulated Handler:	---		
Federal Indicator:	---		
Hsm:	N		
Subpart K:	----		
GPRA Permit:	N		
GPRA Renewal:	N		
Permit Renewal Wrkld:	-----		
Permwrk ID:	-----		
Perm Prog:	L-----		
Pcwrkld:	-----		
Closwrkld:	-----		
GPRA Ca:	Y		
Cawrkld:	N		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<i>Subjca Tsd Discretion:</i>		N				
<i>NCAPS:</i>		H				
<i>EC Indicator:</i>		N				
<i>Ca725 Indicator:</i>		+				
<i>Ca750 Indicator:</i>		+				
<i>Operating Tsd:</i>		-----				
<i>Full Enforcement:</i>		-----				
<i>Snc:</i>		N				
<i>Unaddressed Snc:</i>		N				
<i>Addressed Snc:</i>		N				
<i>Snc With Comp Sched:</i>		N				
<i>Fa Required:</i>		-----				
<i>Hhandler Last Change:</i>		20040325				
<i>Recognized Trader Importer:</i>		N				
<i>Recognized Trader Exporter:</i>		N				
<i>Slab Importer:</i>		N				
<i>Slab Exporter:</i>		N				
<i>Manifest Broker:</i>		N				
<i>Subpart P:</i>		N				
<i>Contact Language:</i>		EN				
<i>Handler Name:</i>		ROGERS DELINTED COTTONSEED CO				
<i>Location Street No:</i>						
<i>Location Street1:</i>		US HIGHWAY 77				
<i>Location Street2:</i>						
<i>Location City:</i>		ROBSTOWN				
<i>Location State:</i>		TX				
<i>Location Zip:</i>		78380				
<i>Location County Code:</i>		TX355				
<i>Location County Name:</i>		NUECES				
<i>Location Country:</i>		US				
<i>Contact Name:</i>		JEAN SMITH				
<i>Contact Street No:</i>						
<i>Contact Street1:</i>		PO BOX 592				
<i>Contact Street2:</i>						
<i>Contact City:</i>		ROBSTOWN				
<i>Contact State:</i>		TX				
<i>Contact Zip:</i>		78380				
<i>Contact Country:</i>		US				
<i>Contact Phone And Ext:</i>		512-387-1614				
<i>Contact Fax:</i>						
<i>Contact Email Address:</i>						
<i>Contact Title:</i>						
<i>Owner Name:</i>		ROGERS DELINTED COTTONSEED CO				
<i>Owner Type:</i>						
<i>Owner Seq:</i>		1				
<i>Operator Name:</i>		ROGERS DELINTED COTTONSEED CO				
<i>Operator Type:</i>						
<i>Operator Seq:</i>		2				
<i>Public Notes:</i>						

Handler Summary

<i>Importer:</i>	No	<i>Used Oil Transpor:</i>	No
<i>Mixed Waste Gen:</i>	No	<i>Used Oil Trans Fac:</i>	No
<i>Transporter:</i>	No	<i>Used Oil Processor:</i>	No
<i>Transfer Facility:</i>	No	<i>Used Oil Refiner:</i>	No
<i>Recycler:</i>	No	<i>Used Oil Burner:</i>	No
<i>Onsite Burner Exem:</i>	No	<i>Commercial TSD:</i>	No
<i>Furnace Exemption:</i>	No	<i>Recycl Nonstorage:</i>	No
<i>Underground Injec:</i>	No		
<i>Used Oil Market Burner:</i>	No		
<i>Used Oil Spec Marketer:</i>	No		

Hazardous Waste Handler Details

Seq No: 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Receive Date:	19840530
Handler Name:	ROGERS DELINTED COTTONSEED
Fed Waste Generator:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Notification

Hazardous Waste Handler Details

Seq No:	2
Receive Date:	19981106
Handler Name:	ROGERS DELINTED COTTONSEED CO
Fed Waste Generator:	N
Generator Code Description:	Not a Generator, Verified
Source Type:	Notification

Waste Code Details

Waste Code:	D002
Waste Code Desc:	CORROSIVE WASTE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:		Street1:	PO BOX 592
Name:	ROGERS DELINTED COTTONSEED CO	Street2:	
Dt Became Current:	19981106	City:	ROBSTOWN
Dt Ended Current:		State:	TX
Phone:	512-387-1614	Country:	US
Source Type:	Notification	Zip:	78380

Owner/Operator Ind:	Current Operator	Street No:	
Type:		Street1:	PO BOX 592
Name:	ROGERS DELINTED COTTONSEED CO	Street2:	
Dt Became Current:	19981106	City:	ROBSTOWN
Dt Ended Current:		State:	TX
Phone:	512-387-1614	Country:	US
Source Type:	Notification	Zip:	78380

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street1:	UNKNOWN
Name:	ROGERS DELINTED COTTONSEED	Street2:	
Dt Became Current:		City:	UNKNOWN
Dt Ended Current:		State:	TX
Phone:		Country:	
Source Type:	Notification	Zip:	00000-0000

Historical Handler Details

Receive Dt:	19840530
Generator Code Description:	Large Quantity Generator
Handler Name:	ROGERS DELINTED COTTONSEED

11	2 of 2	SSE	0.91 / 4,780.93	72.23 / -3	ROGERS DELINTED COTTON SEED - ROBSTOWN STATE HIGHWAY 77, N OF ROBSTOWN ROBSTOWN TX	SDA
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SDA ID:	SDA0925	Latitude:	27.80472
County:	NUECES	Longitude:	-97.646666

Details

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
<i>Project ID:</i>	0925				<i>Project Start Dt:</i>	6/28/1991
<i>Regulated Entity ID:</i>	RN102155272				<i>Program End Dt:</i>	
<i>Project Name:</i>	ROGERS DELINTED COTTONSEED COMPANY				<i>Site Start Dt:</i>	06/28/1991
<i>Program Status:</i>					<i>Site End Dt:</i>	05/25/2004
<i>Site Status:</i>	INACTIVE				<i>Project End Dt:</i>	5/25/2004
<i>Project Status:</i>	INACTIVE					

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

The U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL) includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program, based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. This data includes NPL sites represented as polygons, where available, that can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. As site investigation and remediation progress, OUs may be added, modified or refined. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 8, 2025

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the U.S. Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 8, 2025

Deleted NPL:

DELETED NPL

Sites deleted from the U.S. Environmental Protection Agency (EPA)'s National Priorities List (NPL). The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Sites represented as polygons, where available, can be sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). These site boundaries represent the footprint of a whole site, the sum of all the Operable Units (OUs) and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Mar 8, 2025

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the EPA's Facility Registry Service map tool.

Government Publication Date: Apr 25, 2025

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Apr 25, 2025

Comprehensive Environmental Response, Compensation and Liability Information System -

CERCLIS

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jan 6, 2025

RCRA non-CORRACTS TSD Facilities:[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites that have indicated engagement in the treatment, storage, or disposal of hazardous waste which requires a RCRA hazardous waste permit.

Government Publication Date: Jan 6, 2025

RCRA Generator List:[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jan 6, 2025

RCRA Small Quantity Generators List:[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jan 6, 2025

RCRA Very Small Quantity Generators List:[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jan 6, 2025

RCRA Non-Generators:[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jan 6, 2025

RCRA Sites with Controls:[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jan 6, 2025

Federal Engineering Controls-ECs:[FED ENG](#)

List of Engineering controls (ECs) made available by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: May 30, 2025

Federal Institutional Controls- ICs:

FED INST

List of Institutional controls (ICs) made available by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: May 30, 2025

Land Use Controls Information System:

LUCIS

The Land Use Controls Information System (LUCIS) database is sourced from the U.S. Department of the Navy (DON). This data contains information for former Base Realignment and Closure (BRAC) properties across the United States. DON's BRAC office was tasked with tracking certain base closures while requiring the prevention of risks to human health and the environment of those properties with LUCs in place. Regarding currently available LUC Sites data, the sites listing is limited to centroid point locations for the overall installation property boundaries. Formerly obtained LUC Sites data may reflect site details that applied previously for a BRAC property.

Government Publication Date: Jun 13, 2024

Institutional Control Boundaries at NPL sites:

NPL IC

These boundaries of Institutional Control areas at sites on the U.S. Environmental Protection Agency's (EPA) National Priorities List (NPL), or as Proposed or Deleted, are sourced from the EPA NPL Superfund Site Boundaries dataset, refreshed by the Shared Enterprise Geodata and Services (SEGS). The EPA's NPL includes the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Data provided by external parties is not independently verified by EPA. This boundary data is made available to the public strictly for informational purposes.

Government Publication Date: Mar 8, 2025

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Apr 6, 2025

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Feb 19, 2025

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: Jan 9, 2024

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Jan 9, 2024

Historical Gas Stations:

HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

REFN

This list of petroleum refineries is sourced from the U.S. Energy Information Administration (EIA), Refinery Capacity Report. The listing includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year. The geographic area the report covers is the 50 States, the District of Columbia, Puerto Rico, the U.S. Virgin Islands, Guam, and other U.S. possessions. Per the EIA, the facility location data represents the approximate location based on research of publicly available information from sources such as Federal agencies, company websites, and satellite images on public websites.

Government Publication Date: Oct 31, 2024

Petroleum Product and Crude Oil Rail Terminals:

BULK TERMINAL

A list of petroleum product and crude oil rail terminals from the U.S. Energy Information Administration (EIA), as well as petroleum terminals sourced from Oak Ridge National Laboratory hosted by the Homeland Infrastructure Foundation-Level Database. Data includes operable bulk petroleum product terminals with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil with activity between 2017 and 2018. EIA petroleum product terminal data comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings.

Government Publication Date: Oct 31, 2024

LIEN on Property:

SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Apr 25, 2025

Superfund Decision Documents:

SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: May 30, 2025

State**Superfund Sites Boundaries:**

SUPERFUND

List of sites that may constitute an imminent and substantial endangerment to public health and safety or the environment due to a release or threatened release of hazardous substances into the environment provided by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Aug 10, 2021

State Superfund Registry:

SHWS

List of sites identified or evaluated by the Texas Commission on Environmental Quality (TCEQ) which may constitute an imminent and substantial endangerment to public health and safety or to the environment due to a release or threatened release of hazardous substances into the environment. The TCEQ updates the state Superfund sites list in accordance with the Texas Health and Safety Code (THSC). This database serves a purpose similar to that of the federal NPL, functioning as a state-level counterpart for prioritizing cleanup efforts at hazardous substance release sites.

Government Publication Date: Apr 29, 2025

Superfund Site Discovery and Assessment Program:

SDA

List of active and inactive Superfund Site Discovery and Assessment Program sites queried from the Texas Commission on Environmental Quality (TCEQ) Central Registry and IDA databases by the Remediation Division.

Government Publication Date: Jun 10, 2025

Delisted State Superfund Registry List:

DELISTED SHWS

List of sites that once appeared on - and have since been removed from - the State Superfund Registry made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Jun 16, 2025

Permitted Solid Waste Facilities:

SWF/LF

List of active, inactive, and post-closure Municipal Solid Waste landfills and processing facilities with issued permits and authorizations, as well as pending, withdrawn, or denied applications registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 330.

Government Publication Date: Feb 14, 2025

Closed Landfill Inventory:

CLI

Inventory of permitted and unauthorized closed or abandoned municipal solid waste landfills throughout Texas compiled by the Texas Commission on Environmental Quality (TCEQ), in collaboration with regional Councils of Government (COG).

Government Publication Date: Late 1990's

Houston-Galveston Closed Landfill Inventory:

HGAC CLI

List of closed or abandoned landfill sites which fall under the Houston-Galveston Area Council of Government (H-GAC). This Closed or Abandoned Municipal Solid Waste Landfill Inventory was prepared from information furnished by the Texas Commission on Environmental Quality (TCEQ), permitting records on file with TCEQ and the Texas Department of Health, and from aerial photography and GIS data developed by H-GAC. The inventory research occurred during the years 2000-2002.

Government Publication Date: Mar 14, 2025

AACOG Closed Landfill Inventory:

AACOG CLI

A list of permitted and unpermitted closed landfill sites made available by the Alamo Area Council of Governments (AACOG). Alamo Area Council of Governments (AACOG) is requested to maintain an inventory of closed municipal solid waste landfills for their regional solid waste management plans.

Government Publication Date: Feb 6, 2020

Commercial Management Facilities for Hazardous Waste and Industrial Solid Wastes:

IHW

This publication lists facilities that have permits or authorizations from the Texas Commission on Environmental Quality (TCEQ) to receive, on a commercial basis, and manage hazardous waste, industrial nonhazardous waste, or both.

Government Publication Date: Jan 1, 2025

Industrial and Hazardous Waste - Receivers:

IHW RECEIVER

List of active, inactive, and post-closure Industrial and Hazardous Waste Receiver Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Jun 4, 2025

Radioactive Waste Sites:

RWS

This Texas Commission on Environmental Quality (TCEQ) database contains all sites in the State of Texas designated as Radioactive Waste sites as of 2006. The TCEQ no longer maintains this site listing.

Government Publication Date: Jul 11, 2006

Leaking Petroleum Storage Tank Database:

LPST

List of cleanup sites where contamination was caused by spills, leaks, or other releases of petroleum or hazardous substances from underground and/or aboveground storage tanks regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Jun 2, 2025

Delisted Leaking Storage Tanks:

DELISTED LST

List of cleanup sites that once appeared on - and have since been removed from - the list of Leaking Petroleum Storage Tank Cleanups made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Jun 2, 2025

Underground Petroleum Storage Tanks:

UST

List of facilities that have one or more Underground Storage Tank (UST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 20, 2025

Aboveground Storage Tanks:

AST

List of facilities that have one or more Aboveground Storage Tank (AST)s registered and regulated by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 20, 2025

Petroleum Storage Tanks Database:

PST

List of facilities included on the list of tank facilities made available by the Texas Commission on Environmental Quality (TCEQ) that have no association as either underground or aboveground tanks.

Government Publication Date: Apr 20, 2025

Historical Tank Construction Notification:

HIST TANK

A list of facilities with historic petroleum storage tank construction notification activity made available by the Texas Commission on Environmental Quality (TCEQ). Any person who intends either to install a new or replacement underground storage tank (UST), to remove a UST from the ground, to conduct a permanent abandonment in-place of a UST, or make any repairs or improvements of a UST must submit a Construction Notification Form.

Government Publication Date: Apr 20, 2025

Austin Underground Storage Tanks:

UST AUSTIN

This inventory of current and historical underground gas storage tanks is provided by the City of Austin's Open Data Portal.

Government Publication Date: Jun 26, 2025

Salt Caverns for Petroleum Storage:

PETROL CAVERN

Listing of salt caverns for petroleum storage, made available by the Railroad Commission of Texas. Salt caverns, constructed in naturally occurring salt domes or salt beds, are used as storage for hydrocarbons including crude oil and natural gases.

Government Publication Date: Sep 1, 2006

Delisted Storage Tanks:

DTNK

List of tank facilities that once appeared on - and have since been removed from - the Petroleum Storage Tanks Database made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Jun 26, 2025

Sites with Controls:

AUL

Sites under several Texas Commission on Environmental Quality (TCEQ) remediation programs which have institutional or engineering controls.

Government Publication Date: Apr 28, 2025

Voluntary Cleanup Program:

VCP

List of sites which have participated or are currently participating in the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ). The VCP provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

Government Publication Date: May 14, 2025

Texas Railroad Commission Voluntary Cleanup Program:

VCP RRC

List of facilities which have participated in or are currently participating in the Voluntary Cleanup Program (VCP) operated by the Railroad Commission of Texas (RRC). The RRC VCP provides an incentive to remediate Oil & Gas related pollution.

Government Publication Date: Jun 13, 2025

Operator Cleanup Program:

[OP CLEANUP](#)

A list of sites in the Texas Railroad Commission (RRC)'s Operator Cleanup Program (OCP). The OCP, under the Site Remediation Section, is tasked with oversight of complex pollution cleanups performed by the oil and gas industry. Complex sites include those that occur in sensitive environmental areas as defined by 16 TAC3.91 (SWR 91) and may require site specific cleanup levels based on risk. When cleanup activities are successfully completed by the operator, Commission staff may issue a "No Further Action" letter acknowledging completion.

Government Publication Date: Jun 16, 2025

Innocent Owner/Operator Program:

[IOP](#)

A list of sites in the Innocent Owner/Operator Program (IOP) made available by Texas Commission of Environmental Quality (TCEQ). IOP provides certificates to innocent owners or operators whom their properties are contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination.

Government Publication Date: Jun 2, 2025

Brownfields Site Assessments Database:

[BROWNFIELDS](#)

The Texas Commission on Environmental Quality (TCEQ) Brownfields Site Assessment Program (BSA) layer is used to identify the geographic location of all "Active and Inactive BSA" sites within the State of Texas.

Government Publication Date: Jun 2, 2025

Texas Railroad Commission Brownfields:

[BROWN RRC](#)

List of sites which have participated or are currently participating in the Railroad Commission of Texas (RRC) Brownfields Response Program (BRP). The RRC BRP provides technical and financial support for redevelopment of abandoned oil and gas sites.

Government Publication Date: Jun 13, 2025

Municipal Setting Designation:

[MSD](#)

Municipal Setting Designations (MSD) list is maintained by Texas Commission on Environmental Quality (TCEQ). An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level.

Government Publication Date: Feb 25, 2025

Tribal

Leaking Underground Storage Tanks (LUSTs) on Tribal/Indian Lands:

[INDIAN LUST](#)

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 6, which includes Texas, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 6, 2017

Underground Storage Tanks on Tribal/Indian Lands:

[INDIAN UST](#)

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 6, which includes Texas, is provided by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 18, 2024

Delisted Tribal Leaking Storage Tanks:

[DELISTED INDIAN LST](#)

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 21, 2025

Delisted Tribal Underground Storage Tanks:

[DELISTED INDIAN UST](#)

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 21, 2025

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

PFAS Greenhouse Gas Emissions Data:

PFAS GHG

The U.S. Environmental Protection Agency's Greenhouse Gas Reporting Program (GHGRP) collects Greenhouse Gas (GHG) data from large emitting facilities (25,000 metric tons of carbon dioxide equivalent (CO₂e) per year), and suppliers of fossil fuels and industrial gases that results in GHG emissions when used. Includes GHG emissions data for facilities that emit or have emitted since 2010 chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. PFAS emissions data has been identified for facilities engaged in the following industrial processes: Aluminum Production (GHGRP Subpart F), HCFC-22 Production and HFC-23 Destruction (Subpart O), Electronics Manufacturing (Subpart I), Fluorinated Gas Production (Subpart L), Magnesium Production (Subpart T), Electrical Transmission and Distribution Equipment Use (Subpart DD), and Manufacture of Electric Transmission and Distribution Equipment (Subpart SS). Over time, other industrial processes with required GHGRP reporting may include PFAS emissions data and the list of reportable gases may change over time. Note that some regulatory programs have specified chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard.

Government Publication Date: May 9, 2025

On-Scene Coordinator Response Sites:

OSC RESPONSE

This list of On-Scene Coordinator (OSC) Response Sites is provided by the U.S. Environmental Protection Agency (EPA). OSCs are the federal officials responsible for monitoring or directing responses to all oil spills and hazardous substance releases reported to the federal government. OSCs coordinate all federal efforts with, and provide support and information to local, state, and regional response communities. An OSC is an agent of either EPA or the U.S. Coast Guard (USCG), depending on where the incident occurs. EPA's OSCs have primary responsibility for spills and releases to inland areas and waters. USCG OSCs have responsibility for coastal waters and the Great Lakes. In general, an OSC has the following key responsibilities during and after a response: Assessment, Monitoring, Response Assistance, and Evaluation.

Government Publication Date: Apr 4, 2024

Facility Registry Service/Facility Index:

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Apr 23, 2025

Toxics Release Inventory (TRI) Program:

TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment. This database includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFOA/PFOS Contaminated Sites:

PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Jun 30, 2025

Federal Agency Locations with Known or Suspected PFAS Detections:

PFAS FED SITES

This list of federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS) is made available by the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools data. The EPA outlines that these data are gathered from several federal entities, such as the federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration (NASA), Department of Transportation (DOT), and Department of Energy (DOE). The dates this data was extracted for the PFAS Analytic Tools range from 2022 to 2024. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Oct 24, 2024

SSEHRI PFAS Contamination Sites:

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the PFAS Project Lab, part of the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map by the PFAS-REACH team, credited to PFAS Project Lab, Silent Spring Institute, and PFAS Exchange. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: Jun 27, 2024

National Response Center PFAS Spills:

PFAS ERNS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Jun 16, 2025

PFAS NPDES Discharge Monitoring:

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: Dec 16, 2024

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment. This listing includes TRI Reporting Data for calendar years 1987 through 2021 and Preliminary Data for 2022.

Government Publication Date: Sep 20, 2023

PFAS Water Quality Portal Sampling Data:

PFAS WATER

This Per- and Poly-Fluoroalkyl Substances (PFAS) Environmental Media Sampling Data is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The Water Quality Portal (WQP), as a cooperative service sponsored by the United States Geological Survey, the EPA, and the National Water Quality Monitoring Council, is part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations, and individuals submit project details and sampling results to this public repository. Limitations: EPA did not carry out the sampling or testing of a majority of the data in the WQP PFAS dataset. EPA can only speak to the accuracy and completeness of the data from projects like the National Aquatic Resource Surveys for which EPA is the data owner/organization. Data may exist within the file on Quality Assurance Project Plans (QAPPs) and the approving agency of the QAPP, if a QAPP is entered.

PFAS TSCA Manufacture and Import Facilities:

[PFAS TSCA](#)

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest:

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Mar 23, 2025

PFAS Industry Sectors:

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Jun 2, 2025

Hazardous Materials Information Reporting System:

[HMIRS](#)

The Hazardous Materials Incident Reporting System (HMIRS) database contains unintentional hazardous materials release information reported to the U.S. Department of Transportation, Pipeline and Hazardous Materials Safety Administration.

Government Publication Date: May 29, 2024

National Clandestine Drug Labs:

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Nov 30, 2023

Toxic Substances Control Act:

[TSCA](#)

The U.S. Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule. The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI). EPA CDR collections occur approximately every four years and reporting requirements change per collection.

Government Publication Date: May 12, 2022

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Apr 25, 2025

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: May 3, 2025

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. This EPA source file tracks facilities that possess NAICS and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Apr 19, 2025

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Apr 19, 2025

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset which applies to the Fiscal Year 2021 FUDS Inventory.

Government Publication Date: May 15, 2023

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: May 15, 2023

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

This list of flagged pipeline incidents is made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types. Accidents reported on hazardous liquid gravity lines (§195.13) and reporting-regulated-only hazardous liquid gathering lines (§195.15) and incidents reported on Type R gas gathering (§192.8(c)) are not included in the flagged incident file data.

Government Publication Date: May 6, 2024

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Feb 5, 2024

Surface Mining Control and Reclamation Act Sites:

SMCRA

This inventory of land and water impacted by past mining (primarily legacy coal mining operations) is maintained by the U.S. Department of the Interior's Office of Surface Mining Reclamation and Enforcement (OSMRE), as it provides information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) Problems, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into e-AMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: May 20, 2024

Mineral Resource Data System:

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 12, 2023

Alternative Fueling Stations:

ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: May 12, 2025

Superfunds Consent Decrees:

CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Cases filed since 2010 limited to the following: Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS); and applicable ENRD's Environmental Defense Section (EDS) CERCLA Cases with "Consent" in History Note. CMS may not reflect the latest developments in a case, nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jun 26, 2024

Air Facility System:

AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Feb 29, 2024

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: May 23, 2024

Power Plants:

POWER PLANTS

This list of power plants is provided by the U.S. Energy Information Administration (EIA). The listing includes operable electric generating plants in the United States by energy source, originating from the EIA-860, Annual Electric Generator Report; EIA-860M, Monthly Update to the Annual Electric Generator Report; and EIA-923, Power Plant Operations Report. It includes all operable plants by energy source with a combined nameplate capacity of 1 megawatt or more that are operating, are on standby, or out of service for short- or long-term.

Government Publication Date: Jun 5, 2025

Historical Business Activity Risk:

HIST RISK

Proprietary list of sites identified as potentially having engaged in business activity that poses a higher-than-normal risk of contamination. Records originate from historical city directories, and are included in this list based on broad business categories Potentially Hazardous Chemical Users and Fuel and Automotive, including but not limited to Dry Cleaners and Fuel Stations, Garages, etc. Inclusion in this listing does not indicate that there is or ever has been contamination; rather, sites are included in this list due to their potential for having engaged in a business activity presenting an elevated risk of contamination. The list was compiled from various city directories including Polks, Millers, Mullin Kille, Interstate Directory, and State Directory Co; spanning roughly 1920s through 1960 depending on information available by city.

Government Publication Date: Jan 1, 1960

State

Dry Cleaner Remediation Program Prioritization List:

PRIORITY CLEAN

The Texas Commission on Environmental Quality (TCEQ) implements environmental standards for dry cleaners. The Dry Cleaner Remediation Program (DCRP) establishes a prioritization list of dry cleaner sites and administers the Dry Cleaning Remediation fund to assist with remediation of contamination caused by dry cleaning solvents. Includes prioritized sites identified under the DCRP, as well as sites closed under the DCRP.

Government Publication Date: Mar 31, 2025

Registered Dry Cleaning Facilities:

DRYCLEANERS

The Texas Commission of Environment Quality (TCEQ) maintains a statewide registration list of current dry cleaners.

Government Publication Date: Mar 17, 2025

Delisted Drycleaning Facility List:

DELISTED DRYCLEANERS

A list of sites which were have been removed from the list of dry cleaning facilities registered with the Texas Commission of Environment Quality (TCEQ). Sites are removed when they are no longer used as dry cleaning facilities.

Government Publication Date: Mar 17, 2025

Groundwater Contamination Cases:

GWCC

List of sites present in the Texas Commission on Environmental Quality (TCEQ) Groundwater Contamination Viewer, which represent groundwater contamination cases in Texas as per TCEQ publication SFR-056 (current and some previous years). The Joint Groundwater Monitoring and Contamination Report (SFR-056) was designed and produced by the Texas Groundwater Protection Committee in fulfillment of requirements given in Section 26.406 of the Texas Water Code. The information does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Historical Groundwater Contamination Cases:

GWCC HIST

List of sites from a Joint Groundwater Monitoring and Contamination Report provided by the Texas Commission on Environmental Quality (TCEQ) with the Railroad Commission of Texas (RRC). The annual report describes the status of groundwater monitoring activities conducted or required by each agency at regulated facilities or associated with regulated activities. The report provides a general overview of groundwater monitoring by participating members on a program by program basis. Groundwater contamination is broadly defined in the report as any detrimental alteration of the naturally occurring quality of groundwater.

Government Publication Date: Dec 31, 2018

Affected Property Assessment Reports:

APAR

List of sites for which an Affected Property Assessment Report has been submitted to the Texas Commission on Environmental Quality (TCEQ). An APAR is required when a person is addressing a release of COCs under 30 TAC Chapter 350, the Texas Risk Reduction Program (TRRP). The purpose of the APAR is to document all relevant affected property information to identify all release sources and chemicals of concern (COCs), determine the extent of all COCs, identify all transport/exposure pathways, and to determine if any response actions are necessary.

Government Publication Date: Mar 27, 2025

Spills Database:

SPILLS

List of Spills reported to Emergency Response Division of the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: May 5, 2025

Industrial and Hazardous Waste Sites with Corrective Actions:

IHW CORR ACTION

This list of active and inactive Industrial and Hazardous Waste Sites with Corrective Actions is made available by the Texas Commission of Environmental Quality (TCEQ). The mission of TCEQ's Industrial and Hazardous Waste Corrective Action Program (IHWCA) is to oversee the cleanup of sites contaminated from industrial and municipal hazardous and industrial nonhazardous wastes.

Government Publication Date: Mar 31, 2025

Per- and Polyfluoroalkyl Substances (PFAS):

PFAS

A list of sites from the Central Registry and ARTS databases where Per- and Polyfluoroalkyl substances (PFAS) containing materials may be of concern. This list is made available by the Remediation Division of the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Jun 6, 2025

Land Application Permits:

LAND APPL

Texas Land Application Permits are a requirement from the Texas Commission on Environmental Quality for any domestic facility that disposes of treated effluent by land application such as surface irrigation, evaporation, drainfields or subsurface land application.

Government Publication Date: May 5, 2025

Notice of Violation:

NOV

List of sites that have been sent a Notice of Violation (NOV) by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement. A Notice of Violation is sent out when a site falls out of compliance and has a prescribed time period to return to compliance.

Government Publication Date: Mar 24, 2025

Notices of Enforcement:

NOE

Listing of investigations resulting in a Notice of Enforcement (NOE), made available by the Texas Commission on Environmental Quality, Office of Compliance & Enforcement. Multiple violations may be due to identified noncompliance with different regulatory requirements (citations).

Government Publication Date: May 14, 2025

Environmental Liens Listing:

LIENS

List of sites/facilities against which the Texas Commission on Environmental Quality (TCEQ) has placed liens to recover cleanup costs associated with Federal or State Superfund cleanup activities.

Government Publication Date: Apr 28, 2025

Court Orders & Administrative Orders:

ORD

List of sites that have been sent an Administrative Order or Court Order by the Texas Commission on Environmental Quality (TCEQ) Office of Compliance and Enforcement.

Government Publication Date: Oct 2, 2024

Inactive RCRA and Non-RCRA Facilities:[HIST RCRA NONRCRA](#)

A list of inactive or no longer registered Resource Conservation and Recovery Act (RCRA) and non-RCRA facilities, provided by the Texas Commission on Environmental Quality (TCEQ). This list includes both hazardous and non-hazardous waste generators, transporters, and receivers. If an unregistered/inactive industrial site generates less than 220 pounds of hazardous or Class 1 industrial waste, it does not have to notify or report to the TCEQ.

Government Publication Date: Mar 26, 2025

Recycle Texas Online Program:[RTOL](#)

A list of recycling facilities under the Recycle Texas Online service/program made available by the Texas Commission of Environmental Quality (TCEQ). This program allowed facilities to self-report and post their own company/facility information. This program is no longer maintained and these data will not be updated.

Government Publication Date: Oct 10, 2011

Underground Injection Control:[UIC](#)

List of underground injection control (UIC) permits in the Texas Commission on Environmental Quality (TCEQ) Central Registry database. Includes Class I, Class III, Class IV, Class 5, and non permitted UICs; does not include injection wells regulated by the Railroad Commission of Texas.

Government Publication Date: Jan 24, 2025

Industrial and Hazardous Waste - Generators:[IHW GENERATOR](#)

List of active, inactive, and post-closure Industrial and Hazardous Waste Generator Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Jun 4, 2025

Industrial and Hazardous Waste - Transporters:[IHW TRANSPORT](#)

List of active, inactive, and post-closure Industrial and Hazardous Waste Transporter Facilities permitted by or registered with the Texas Commission on Environmental Quality (TCEQ) under the Texas Administrative Code (TAC) Title 30 Chapter 335.

Government Publication Date: Jun 4, 2025

New Source Review (NSR) Permits:[AIR PERMITS](#)

A list of facilities that have applied for New Source Review air permits made available by the Texas Commission on Environmental Quality (TCEQ).

Government Publication Date: Apr 30, 2025

Point Source Emissions Inventory:[EMISSIONS](#)

A list of Texas Commission on Environmental Quality (TCEQ) Point Source Emissions Inventory sites. The Point Source Emissions Inventory is an annual survey of chemical plants, refineries, electric utility plants and other industrial sites that meet the reporting criteria in the TCEQ emissions inventory rule (30 TAC §101.10 Exit the TCEQ).

Government Publication Date: Dec 31, 2023

Tier 2 Report:[TIER 2](#)

Historical listing of facilities in Texas that store hazardous chemicals and are required to report them under the Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986. This data was provided by the Department of State Health Services (DSHS) and contains facility reports for the 2005 through the 2012 calendar years. Since 2012, agencies are unable to release this listing, as Tier II information is confidential under Texas Government Code Chapter 418, the Texas Disaster Act (TDA). Site specific inquiries can be made to the Texas Commission on Environmental Quality Tier II Chemical Reporting Division.

Government Publication Date: Dec 31, 2012

Edwards Aquifer Permits:[EDWARDS AQUIFER](#)

Listing of Edwards Aquifer permits made available by the Texas Commission on Environmental Quality (TCEQ). The Edwards Aquifer is home to diverse fauna and is a drinking water source for the city of San Antonio and surrounding central Texas communities. Before building on the recharge, transition, or contributing zones of the Edwards Aquifer, a plan must first be reviewed and approved by the TCEQ Edwards Aquifer Protection Program.

Government Publication Date: Jul 18, 2024

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

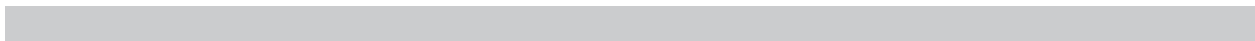
The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



APPENDIX B

MAPS, AERIAL PHOTOGRAPHS, AND REFERENCE MATERIALS





Source: Agricultural Stabilization and Conservation Service

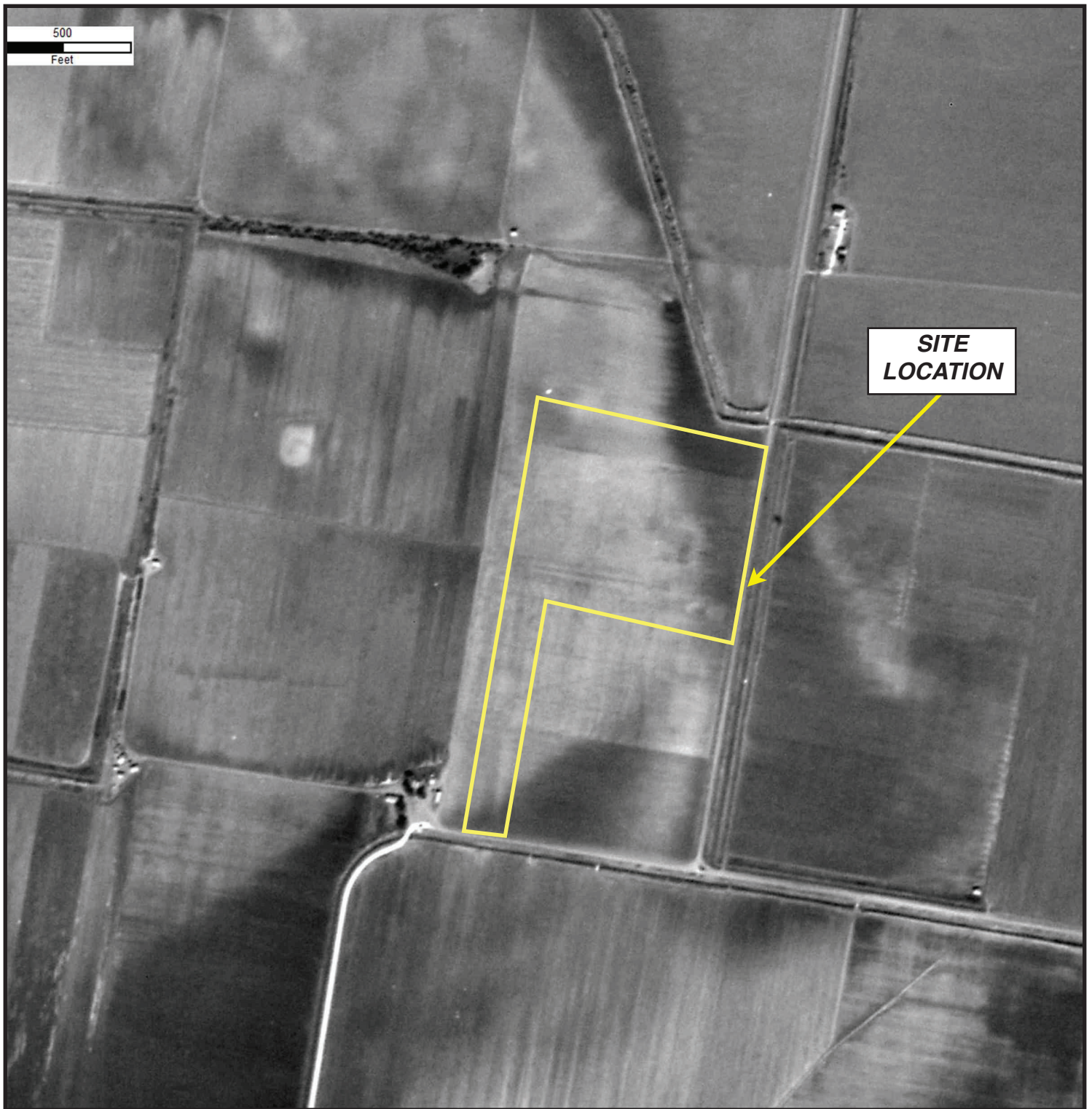


1938 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: Agricultural Stabilization and Conservation Service

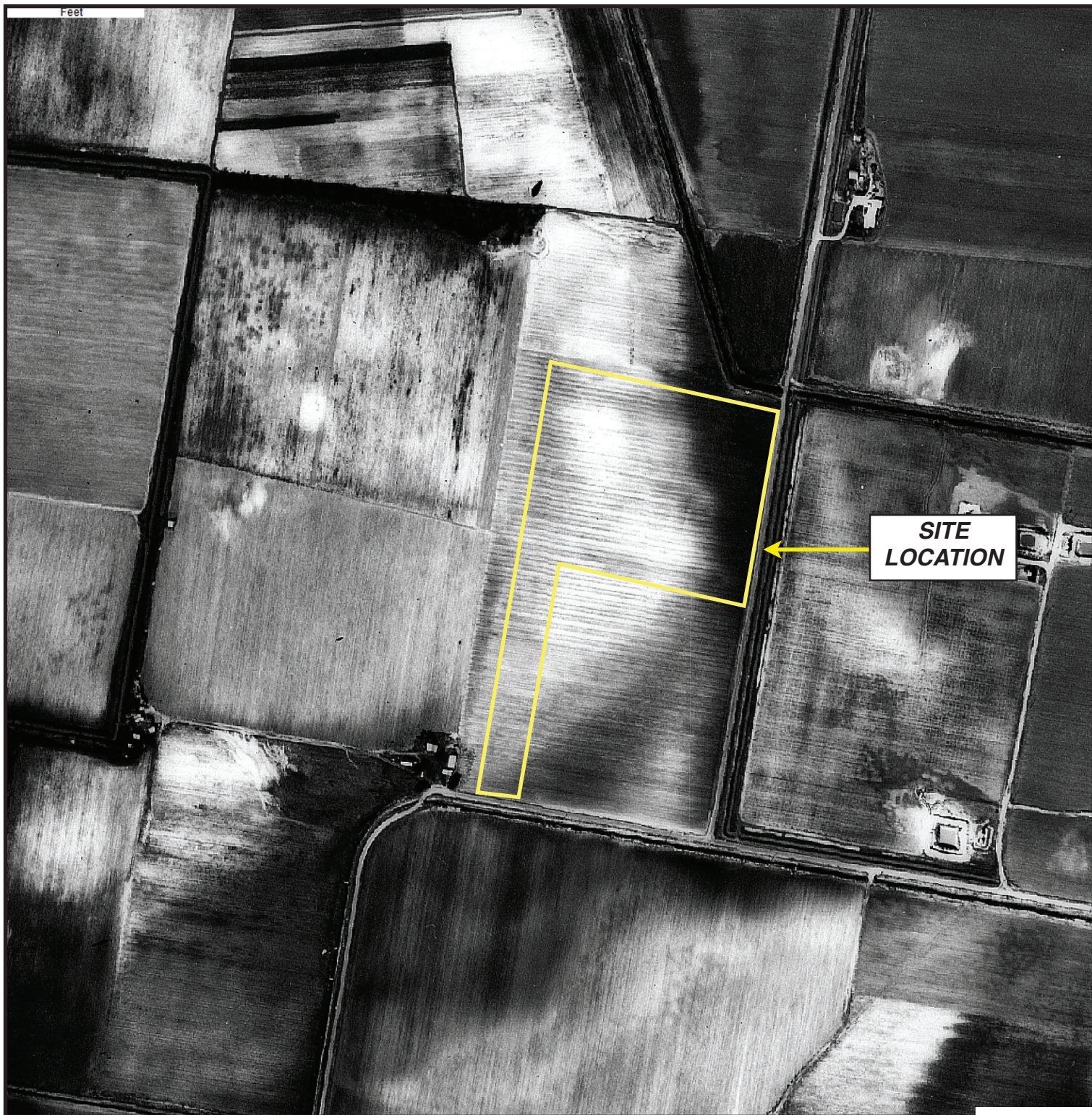


1950 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: Agricultural Stabilization and Conservation Service

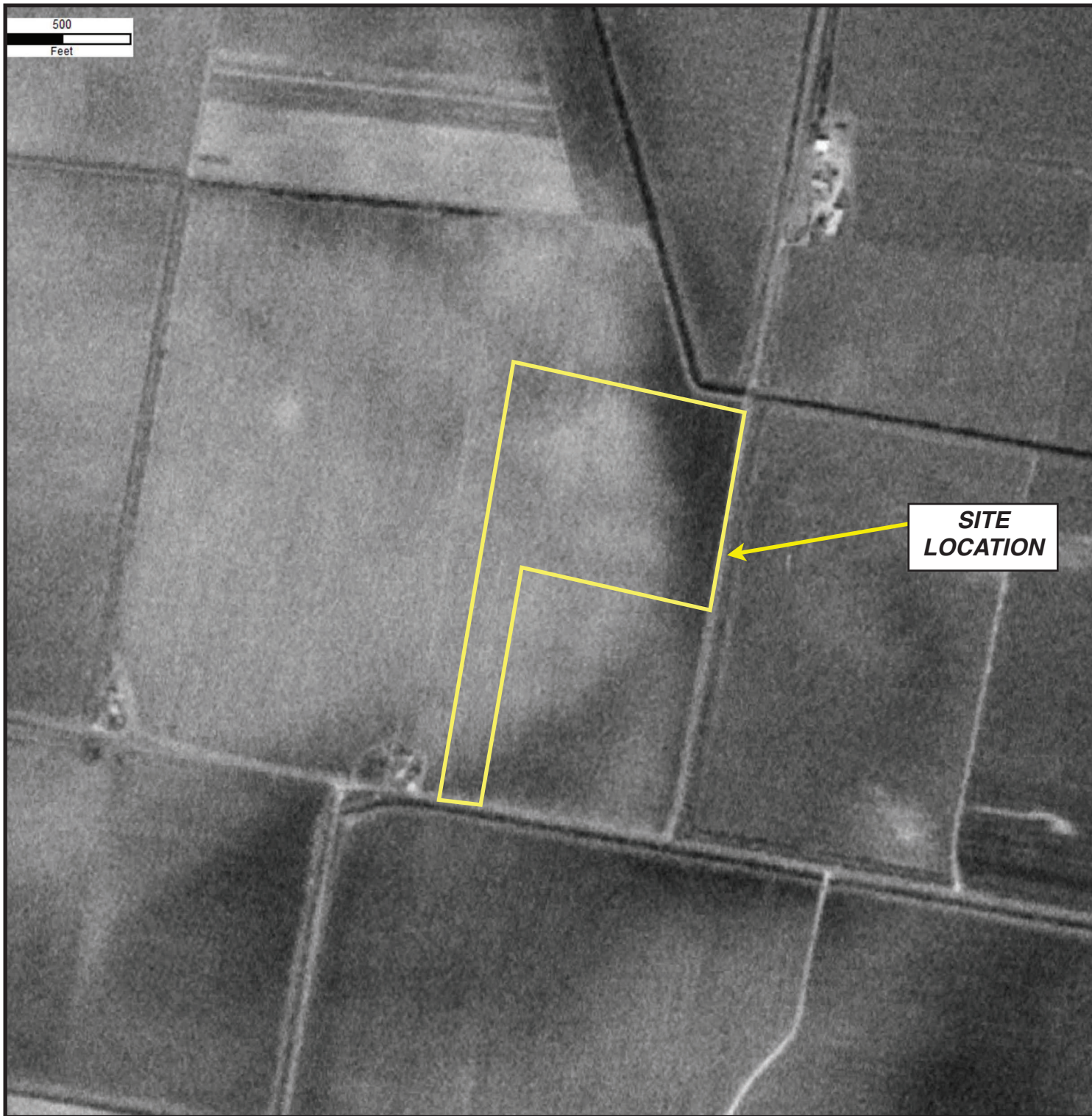


1961 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: U.S. Geological Survey

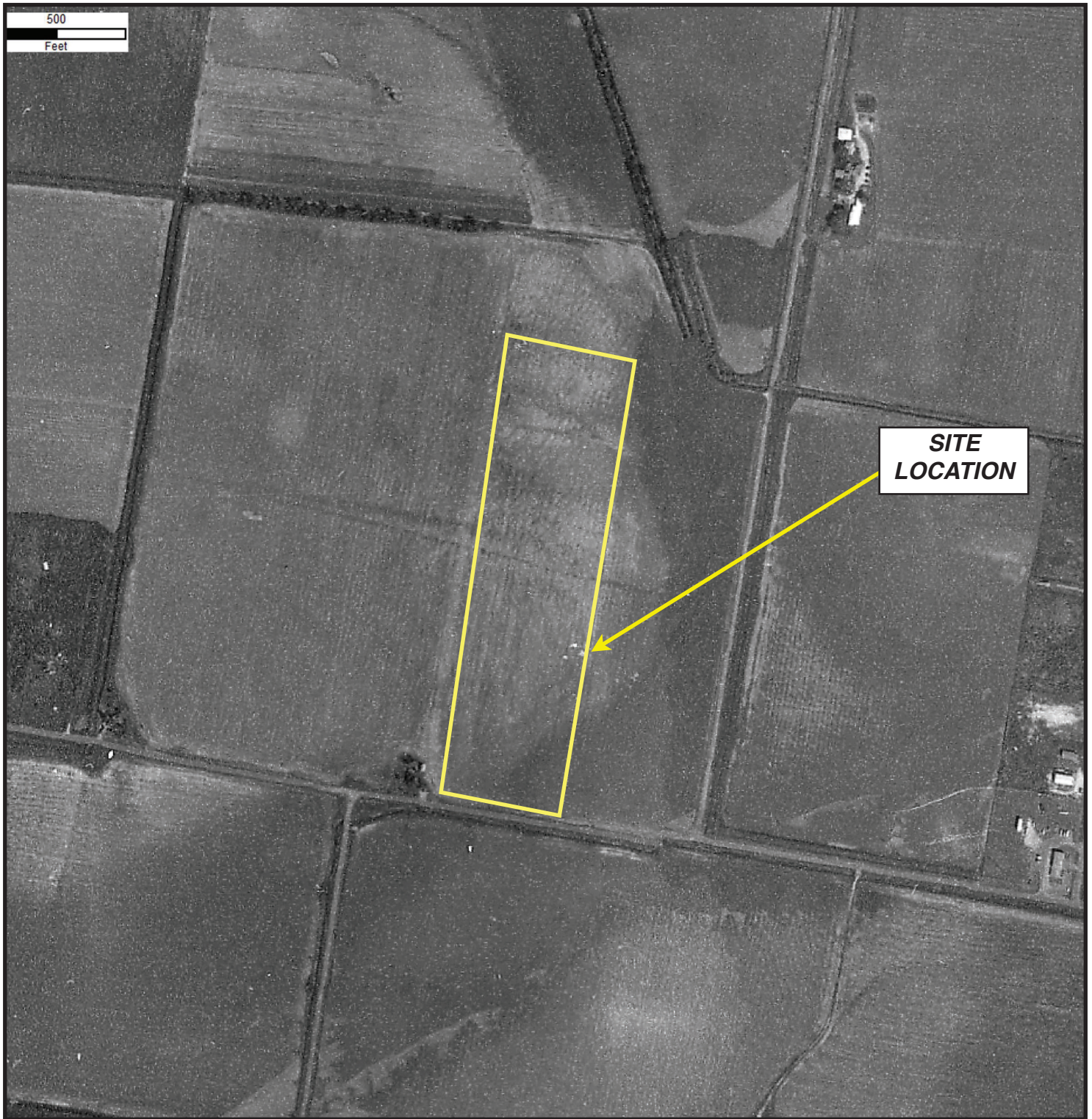


1975 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: Texas Department of Transportation

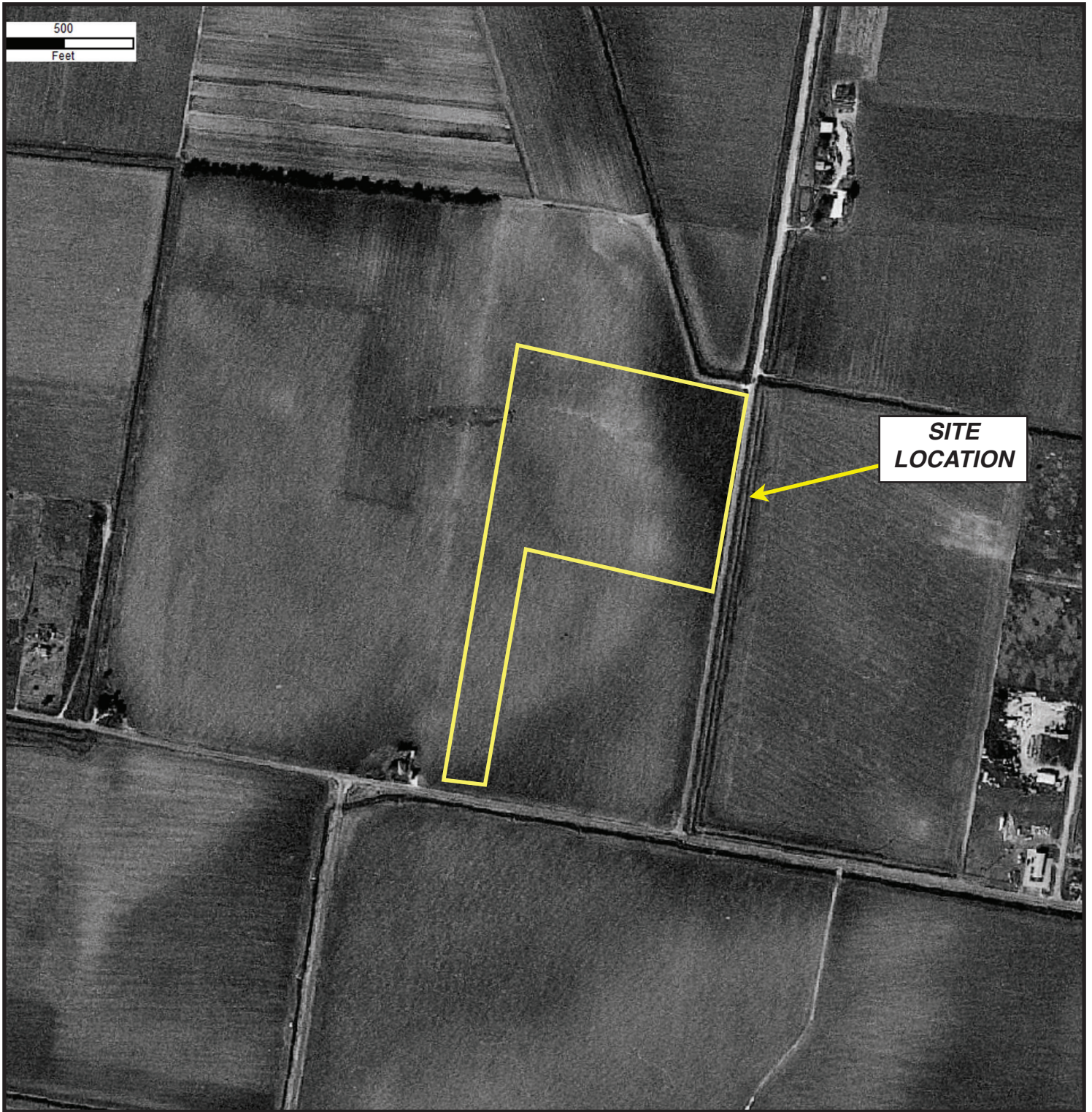


1985 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: Texas Department of Transportation

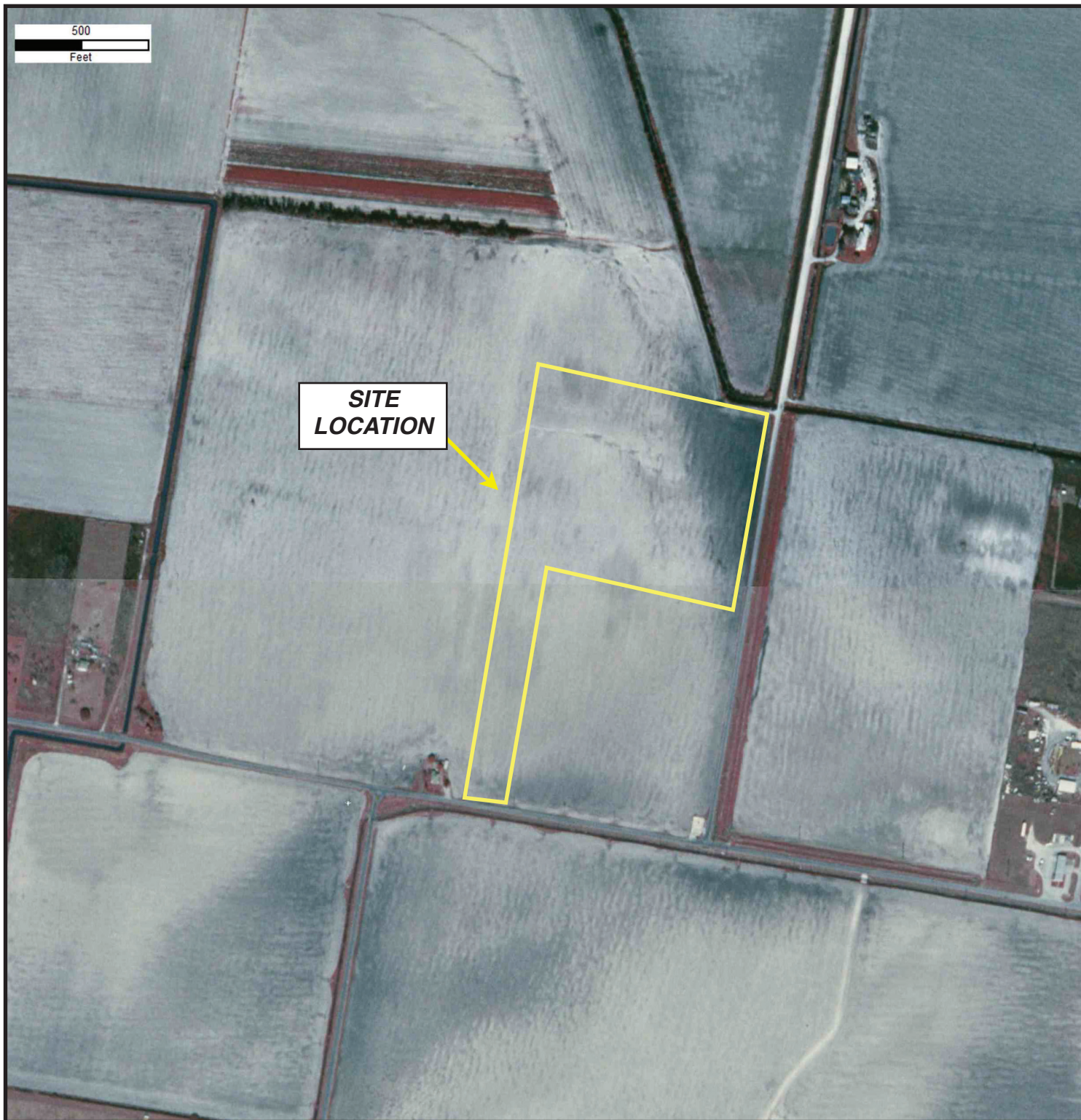


1990 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: U.S. Geological Survey

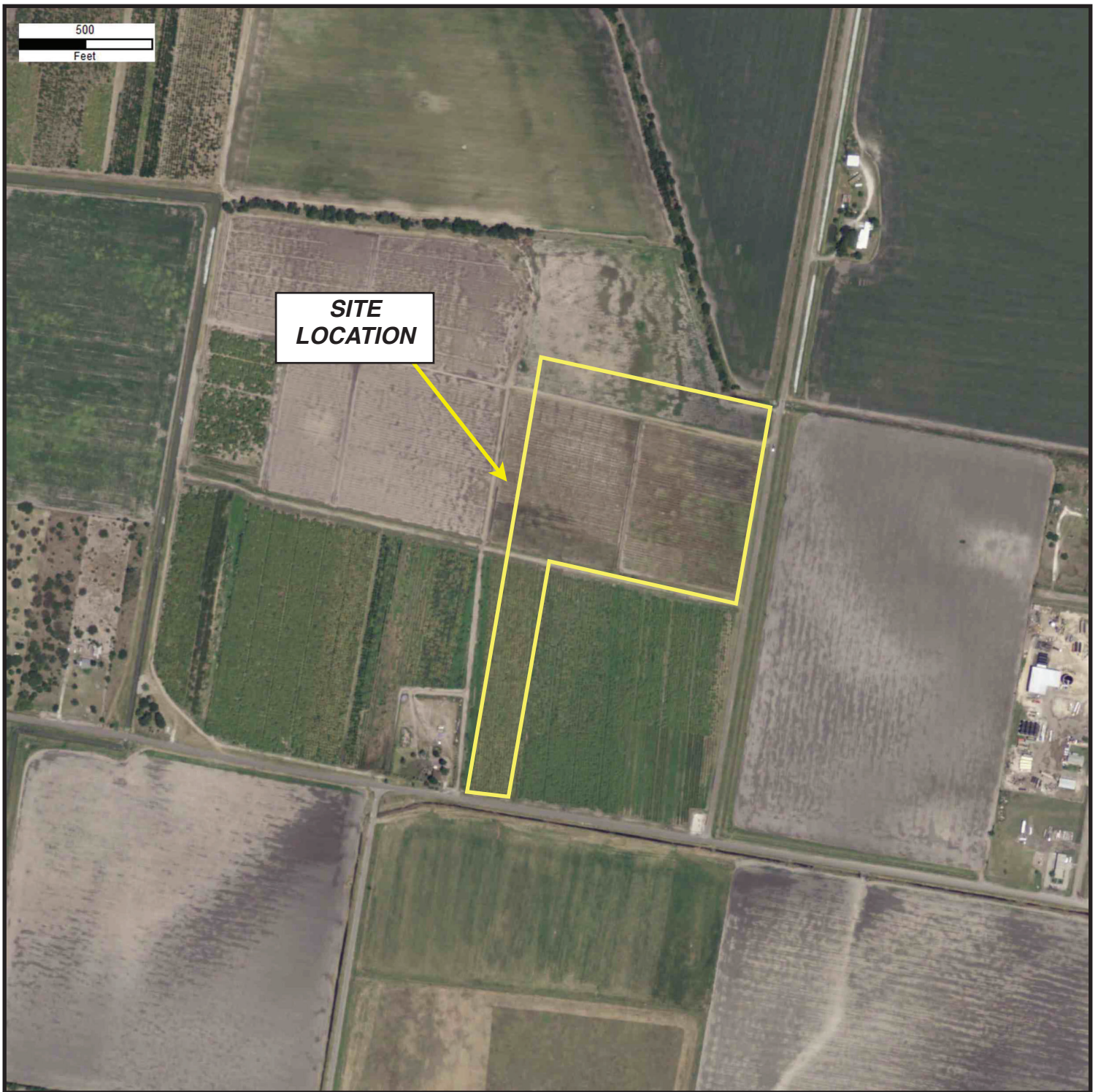


1995 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: U.S. Department of Agriculture



2008 AERIAL PHOTOGRAPH

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: U.S. Department of Agriculture

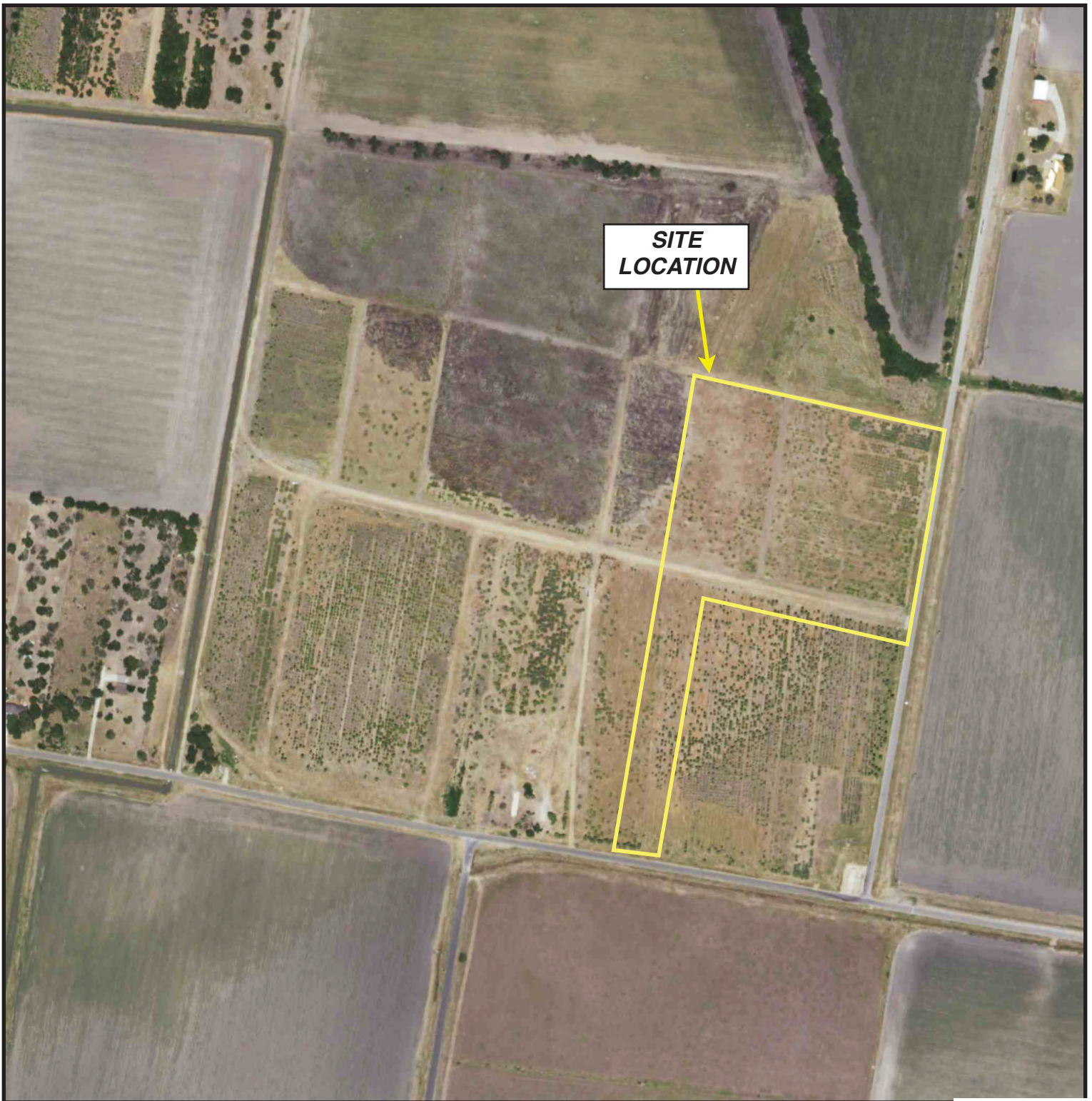


2014 AERIAL PHOTOGRAPH

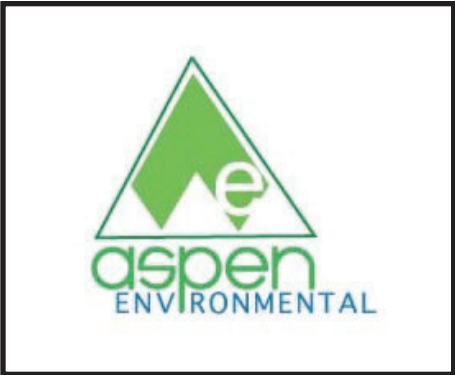
The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777





Source: U.S. Department of Agriculture



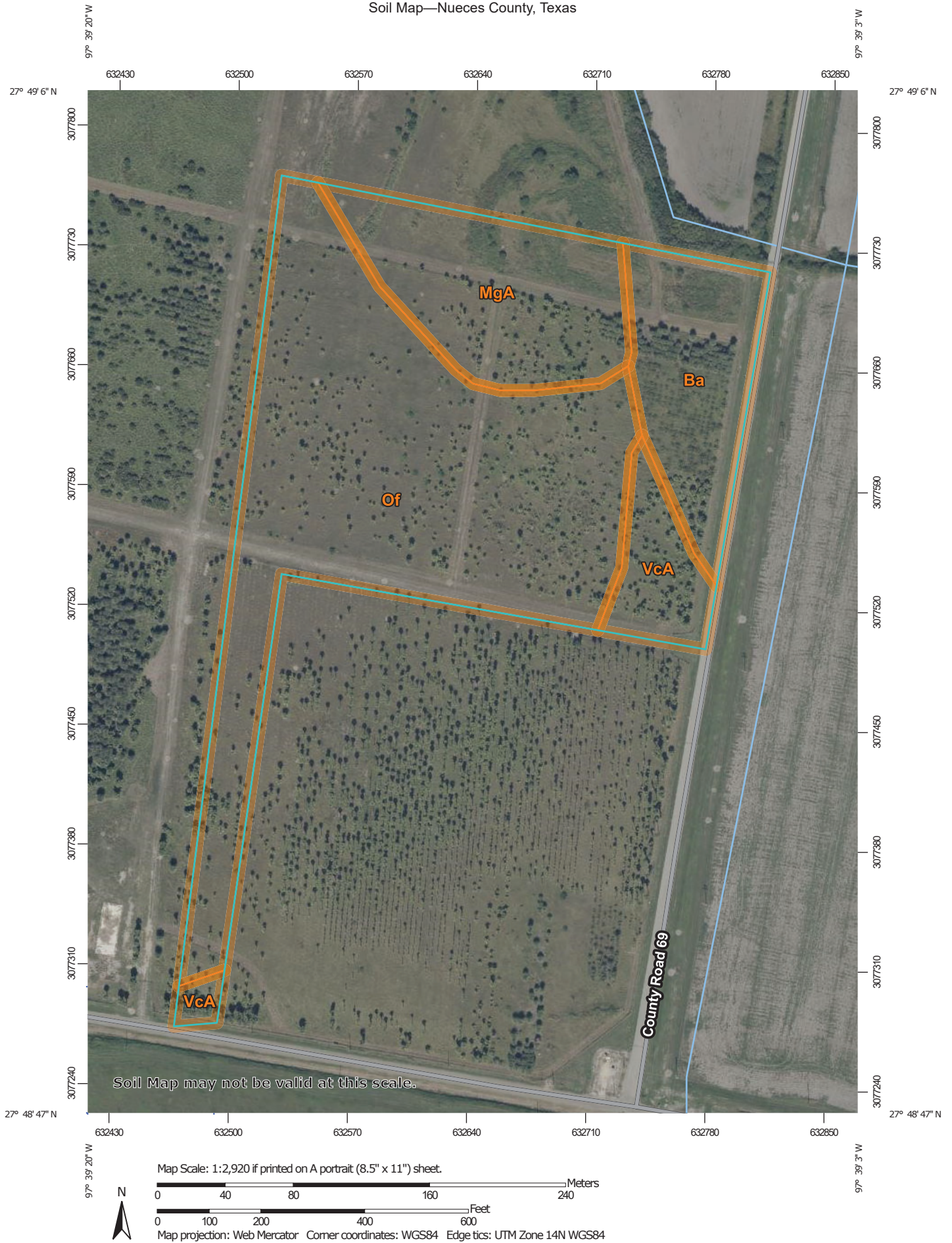
2022 AERIAL PHOTOGRAPH

**The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas**

Aspen Project 250777



Soil Map—Nueces County, Texas



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nueces County, Texas
Survey Area Data: Version 23, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 18, 2023—Oct 20, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ba	Banquete clay, 0 to 1 percent slopes	2.6	14.5%
MgA	Miguel fine sandy loam, 0 to 1 percent slopes	3.4	18.7%
Of	Orelia fine sandy loam, 0 to 1 percent slopes	10.7	59.6%
VcA	Victoria clay 0 to 1 percent slopes	1.3	7.2%
Totals for Area of Interest		17.9	100.0%

National Flood Hazard Layer FIRMette

97°39'34"W 27°49'7"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AE, AH, VE, AR
With BFE or Depth Zone AE, AO, AH, VE, AR
Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Area of Minimal Flood Hazard Zone X
Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance Water Surface Elevation
20.2
17.5

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/15/2025 at 12:20 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



97°38'56"W 27°48'36"N

0 250 500 1,000 1,500 2,000 1:6,000 Feet

Basemap Imagery Source: USGS National Map 2023



SCALE 1" = 100'

Brister Surveying
5806 Oak Drive
Corpus Christi, Texas 78411
Office: 361-850-1802
Field: 361-850-1802
bristersurveying@corpusbrister.com
Firm Registration No. 1072800



SURVEY OF
A 15,000 ACRE TRACT OUT OF A CALLED A 35.90 ACRE TRACT, DESCRIBED IN A DEED RECORDED IN
DOCUMENT NO. 1999043378 OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS SAID 15,000 ACRE TRACT
ALSO BEING OUT OF THE 'MARIANO LOPEZ DE HERRERA' SURVEY, ABSTRACT 606, NUECES COUNTY, TEXAS.

LOT 7, BLOCK 6
NUECES RIVER
IRRIGATION PARK
VOL. A, PG. 54
M.R.N.C.T.

20' ROW AS PER VOL. A, PG. 54, M.R.N.C.T.

N09°52'47"E 1,677.80' (DEED)
N10°29'21"E 1,656.87' (MEAS)

1,631.87'

S10°29'21"W 997.09' (MEAS)

972.09'

55' ROW AS PER
VOL. A, PG. 54,
M.R.N.C.T.

ZONE X (0.2%)
ZONE AE (EL. 73-75)

COUNTY ROAD 44
50' RIGHT OF WAY

15,000 ACRES
653,404 SF.
(WITH 0.411 ACRES BEING
IN ROAD RIGHT OF WAY)

REMAINDER OF
35.90 ACRES
DOC. NO. 1999043378
O.P.R.N.C.T.

LOT 7, BLOCK 6
NUECES RIVER
IRRIGATION PARK
VOL. A, PG. 54
M.R.N.C.T.

S80°47'47"E 922.19' (DEED)
S80°11'39"E 896.00' (MEAS)

871.00'

N80°23'14"W 847.69' (MEAS)

822.69'

ZONE X
ZONE X (0.2%)

COUNTY ROAD 69
50' RIGHT OF WAY

S09°28'25"W 996.08' (MEAS)

40.51 ACRES
DOC. NO. 1999043378
O.P.R.N.C.T.

(OWNER: KUIYOUNG CHEN, ET AL.)

L1 = N80°23'14"W 60.00' (MEAS)
N80°40'13"W (DEED)

S09°28'25"W 656.68' (MEAS)
S09°14'42"W (DEED)

LOT 5, BLOCK 5
NUECES RIVER
IRRIGATION PARK
VOL. A, PG. 54
M.R.N.C.T.

BY GRAPHIC ONLY, THE PROPERTY IS
LOCATED WITHIN ZONE AE (EL. 73-75), AS DEFINED
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY PANEL FOR THE REGIONAL MAP
DATED OCTOBER 11, 2022
AND IS NOT LOCATED IN A DESIGNATED 100
YEAR FLOOD ZONE WITH A RFE OF 1% (SEE NOTES)

- = SET PK-NAIL
- = SET 5/8" RE-BAR
- = FOUND COTTON-SPINDLE
- = PROPERTY CORNER NO ACCESS DUE TO WATER

NOTES:
1.) TOTAL SURVEYED AREA IS 15,000 ACRES.
2.) ALL CORNERS ARE SET BY GRAPHIC ONLY.
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH
YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) ALL SETTING AND MONITORING OF EQUAL
DEED ACCOMPANIES THIS SURVEY.
5.) 10.2% ANNUAL CHANCE FLOOD HAZARD AREAS OF
1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH
LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF
LESS THAN ONE SQUARE MILE.



THIS SURVEY DOES NOT INCLUDE THE
RESEARCH, INVESTIGATION OR LOCATIONS OF
ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS,
OR UTILITIES ON THIS PROPERTY.
I, RONALD E. BRISTER DO HEREBY CERTIFY
THAT THIS SURVEY OF THE PROPERTY LEGALLY
COMPLIES WITH THE REQUIREMENTS AND
THIS DAY JUNE 18, 2025, AND IS CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.

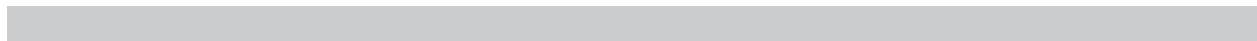
Ronald E. Brister
RONALD E. BRISTER R.L.S. NO. 5401
DATE: JUNE 20, 2025

JOB NO. 250940



APPENDIX C

CORRESPONDENCE





July 22, 2025

Ms. Vanessa Rodriguez
Open Records Coordinator
PSQA-Environmental Hazards Group Manager
Texas Department of State Health Services
P.O. Box 149347
Austin, Texas 78714-9347

Subject: Open Records Request
Lantern at Robstown Development Property
County Road 44 and County Road 69
Robstown, Nueces County, Texas

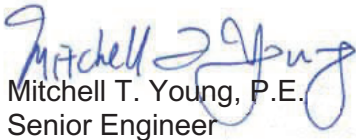
Dear Ms. Rodriguez:

We are currently performing an environmental assessment for a 15-acre property located near the intersection of County Road 44 and County Road 69 in Robstown, Texas. As part of the assessment process, we are requesting information about any known releases of hazardous materials or other environmental health concerns in the area of the subject property. The subject property is agricultural land bound on the south side by County Road 44 and on the east by County Road 69, as shown on the attached maps. This corresponds to a latitude-longitude of approximately 27.8143° and 97.6542°.

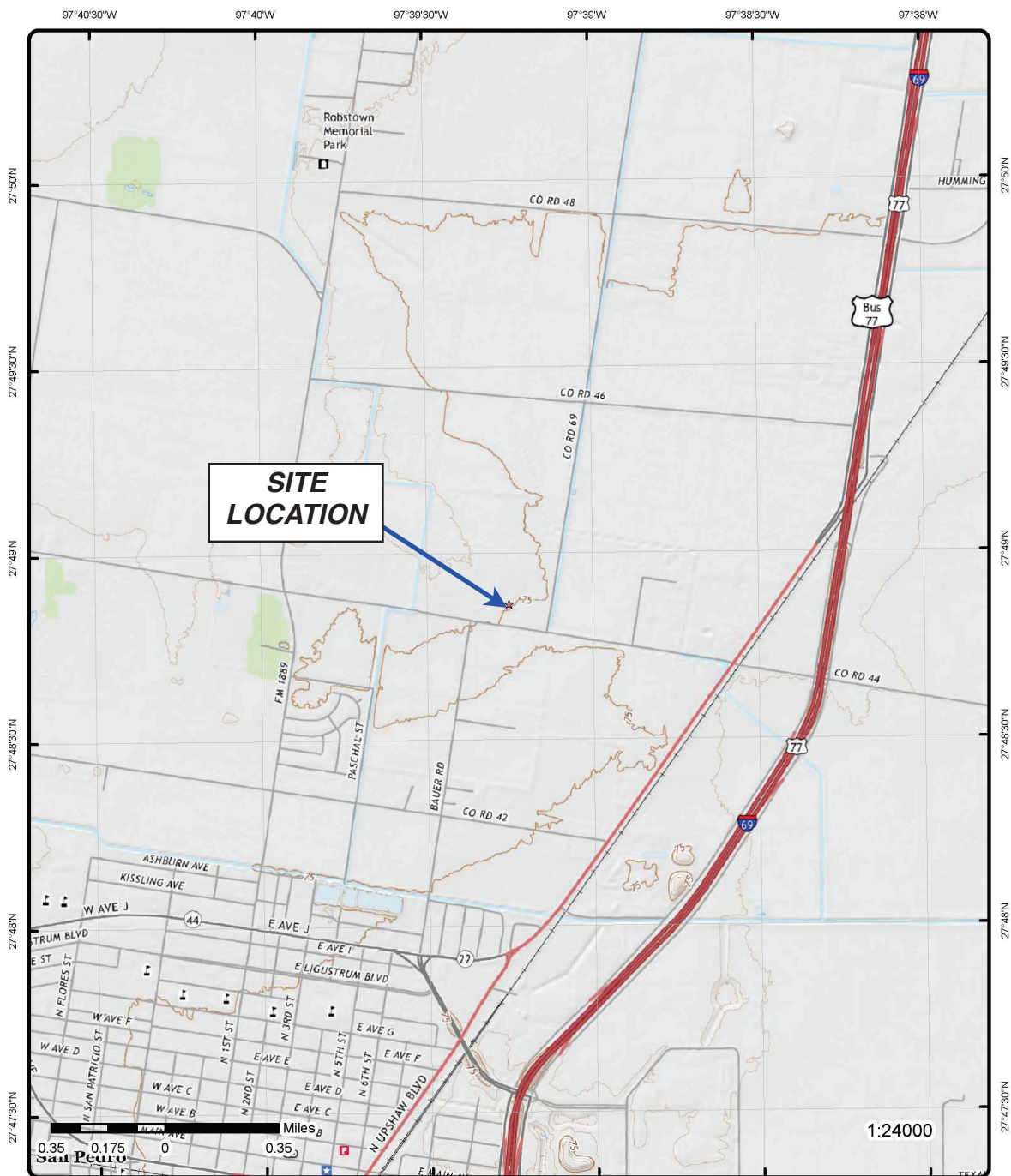
Please provide any information for the immediate area of the subject property, such as the presence of USTs, asbestos, PCB's, urea formaldehyde insulation, petroleum products, drums, material spills, stressed vegetation, present or past dumping or fill, discolored or disturbed soil, unusual or noxious odors, monitoring wells, toxic substances, hazardous substances, radon, or other materials that pose a hazard to health or safety at the subject property or surrounding properties.

Thank you for your assistance in this request.

Sincerely,
ASPEN ENVIRONMENTAL, INC.


Mitchell T. Young, P.E.
Senior Engineer

Attachments



Topographic Map Year: 2019

Order Number: 25020200024

Address: The Lantern at Robstown, TX

Quadrangle(s): Annville TX, Robstown TX

Source: USGS Topographic Map



© ERIS Information Inc.



FIGURE 1 SITE LOCATION MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777



Source: Maxar Technologies, 2025 Aerial Photograph



FIGURE 2 SITE AND AREA MAP

The Lantern at Robstown
County Road 44 and County Road 69
Robstown, Texas

Aspen Project 250777

