



April 4, 2025

[The Property Owners]
230 Mount Villa Road
Pipe Creek, Texas

Project No. 11633.002

Subject: Mount Villa Road – Lot 67
Site remediations

Dear [Property Owners] ,

Westward was hired by [The Property Owners] to evaluate the current conditions of a property under consideration for acquisition (Lot 67, subject property), located adjacent to their existing property at 230 Mount Villa Road, Pipe Creek, Texas. It was understood that the existing improvements to the subject property posed a concern to the client, based on the assumption that they would need to be removed from the property in order to effectively utilize the site and prevent excessive erosion and/or maintenance. Particularly the slope of the driveway was excessive.

On March 28th 2025, I, Curt Campbell, PE, visited the subject property and walked the areas in question with [the Owner] . The first area we inspected was a base pad located closest to the [Owners'] property. This pad appears to serve as a lookout area and [the Owner] mentioned that he may utilize the area for solar panels. It was noted that the majority of the pad appeared to be well compacted cut material from the adjacent slope. I did point out that a small area near the entrance of the pad appears to have been more recently added and the material was placed over tree stumps and pushed over vegetation. I could not determine how much of the pad had been built without proper grubbing. I mentioned to [the Owner] that he should monitor for settling. Assuming that this small pad is not anticipated to support any buildings, it is not a concern.

The next area we inspected was the recently installed entrance drive. When I initially arrived at the site I attempted to turn around at the entrance of the drive and the front tires of my truck became stuck in the caliche. When we walked to the drive it was noted that the caliche drive had been covered in a thin layer of dry concrete mix similar to the bag type from home improvement stores with no course aggregate in the mix (Portland Cement). It appears this was an attempt to strengthen the underlying caliche base. However, the concrete was not mixed into the caliche and was simply spread over the top. The drive appeared to be installed on a very steep natural slope. The driveway was difficult to walk down without sliding and in my opinion would not function as a day-to-day access for personal vehicles and could be dangerous. Tracking onsite indicates that the drive has been used for ATV traffic, and in my opinion, the driveway may be suitable only for these types of vehicles. It was noted that the caliche material was sourced onsite from a small pit near the base of the drive. Rutting and erosion was noted along the sides of the drive and at the lower end of the drive. In its current condition, it would be expected that the caliche base will be eroded over time and washed down the hill.

Office P.O. Box 2205 Boerne, TX 78006

Main 830.249.8284 | Fax 830.249.0221

Texas Registered Engineering Firm # F-4524

Texas Registered Geoscience Firm # 50112



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It is my opinion that whoever purchases the property would need to remove and, if desired, reconstruct the entry drive to adequately access the property. It is understood that [the Owners] desire to return the property to its natural state. In order to achieve this, the caliche would need to be removed, placed back in the onsite location from which it was sourced, and the impacted area revegetated. We have prepared the attached cost estimate for this remediation sitework as described.

If you require any additional information, please contact the Westward office at 830-249-8284.

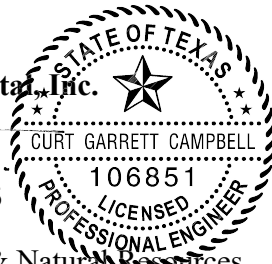
Respectfully submitted,

Westward Environmental, Inc.



4/7/2025

Curt G. Campbell, P.E.
Senior VP Engineering & Natural Resources
TX License No. 106851 | TX Firm No. 4524
ccampbell@westwardenv.com



Distribution: Addressee
WEI: 11633.002 File

Attachment: Remediation Cost Estimate



Mount Villa Rd., Pipe Creek, TX
Lot 67 Remediation Cost Estimate

	Units	Rate	Cost
Project Initiation & Administration (Hrs)	6	\$ 150.00	\$ 900.00
Site Work (Hrs - including travel time)	50	\$ 175.00	\$ 8,750.00
Mileage (4 round trips)	240	\$ 0.67	\$ 160.80
Equipment Rental, Fuel & Fees	1	\$ 4,300.00	\$ 4,300.00
Seed Mix (lbs)	6	\$ 62.50	\$ 375.00
TOTAL			\$ 14,485.80

Costs provided here are budgetary estimates only, provided for planning purposes, and are subject to change.