

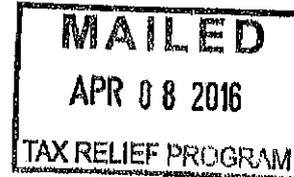
Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 8, 2016



Mr. Mike Euler
Consultant
Stormwater Planning & Design LLC
625 Waugh Way
Bastrop, Texas 78602

Re: Notice of Use Determinations
WMCI Austin II LLC
Bexley Anderson Mill Apts
8601 Anderson Mill Rd
Austin (Williamson County)
Regulated Entity Number: RN104792296
Customer Reference Number: CN604869974
Application Number: 19883

Dear Mr. Euler:

This letter responds to WMCI Austin II LLC's Application for Use Determination, received February 18, 2016, pursuant to the Texas Commission on Environmental Quality's (TCEQ) Tax Relief for Pollution Control Property Program for the Bexley Anderson Mill Apts.

The TCEQ has completed the review for application #19883 and has determined that certain property included in the application is not eligible for a Positive Use Determination. The TCEQ has issued a Positive Use Determination for the eligible property in the application in accordance with Title 30 Texas Administrative Code (TAC) §17.4 and a Negative Use Determination for the ineligible property in accordance with §17.4 and §17.6. The justification for the Negative Use Determination is provided below.

A negative determination for the water quality transition zone. The mere fact that stormwater flows across a piece of land does not make that land pollution control property.

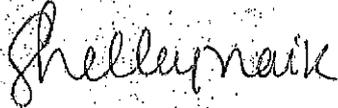
In order to request an exemption for the eligible property, the attached Use Determination Certificate and a completed Application for Pollution Control Property Tax Exemption, Form #50-248 (please see www.cpa.state.tx.us), must be provided to the chief appraiser of the appropriate appraisal district no later than April 30th of the applicable tax year.

Please be advised that a Use Determination may be appealed by the applicant or the chief appraiser of the applicable appraisal district. The appeal must be filed with the TCEQ Chief Clerk within 20 days after the receipt of this letter in accordance with 30 TAC §17.25.

Mr. Mike Euler
Page 2
April 8, 2016

If you have questions regarding this letter or need further assistance, please contact Ronald Hatlett of the Tax Relief for Pollution Control Property Program by telephone at (512) 239-6348, by e-mail at Ronald.Hatlett@tceq.texas.gov, or write to the Texas Commission on Environmental Quality, Tax Relief for Pollution Control Property Program, MC-110, P.O. Box 13087, Austin, Texas 78711-3087.

Sincerely,



Shelley Naik, Team Leader
Stationary Source Programs
Air Quality Division

SN/RH

Enclosure

cc: Chief Appraiser, Williamson County Appraisal District, 625 FM 1460, Georgetown, Texas 78626

The State of Texas
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



Application Number: 19883

County: Williamson

USE DETERMINATION CERTIFICATE

This certifies that
WMCI Austin II LLC
Bexley Anderson Mill Apis
8601 Anderson Mill Rd
Austin, Texas

installed the following property that is used 100% for pollution control to meet or exceed federal or state regulations:
stormwater quality features including water quality pond, critical water quality zone area, and weir structure at
outfall.

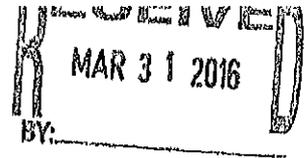
April 8, 2016

Date

A handwritten signature in black ink, appearing to read "David Brymer".

David Brymer
Division Director

19883 Revised



Texas Commission on Environmental Quality

Use Determination for Pollution Control Property Application

A person seeking a use determination must complete this application form. For assistance in completing the application form please refer to the *Instructions for Use Determination for Pollution Control Property Application Form TCEQ-00611*, as well as the rules governing the Tax Relief Program in Title 30 Texas Administrative Code Chapter 17 (30 TAC 17). Information relating to completing this application form is also available in the TCEQ regulatory guidance document, *Property-Tax Exemptions for Pollution Control Property, RG-461*. For additional assistance, please call the Tax Relief Program at 512-239-4900.

You must supply information for each field of this application form unless otherwise noted.

Section 1. Property Owner Information

1. Company Name of Owner: WMCI Austin II LLC
2. Mailing Address: 3951 Stillman Pkwy.
3. City, State, Zip: Glen Allen Va. 23060
4. Customer Number (CN): 604869974
5. Regulated Entity Number (RN): 104792296
6. Is this property/equipment owned by the CN listed in Question 4? Yes No

If the answer is 'No,' please explain:

To be eligible for a positive use determination the property must be owned and operated by the same entity.

7. Is this property subject to any lease or lease-to-own agreement? Yes No

If the answer is 'Yes,' please explain:

8. Is this property operated by the RN listed in Question 5? Yes No

If the answer is 'No,' please explain:

To be eligible for a positive use determination the property must be owned and operated by the same entity.

Section 2. Physical Location of Property

1. Name of Facility or Unit where the property is physically located: Bexley Anderson Mill Apts
2. Type of Mfg. Process or Service: Multi Family Residence
3. Street Address: 8601 Anderson Mill Rd.
4. City, State, Zip: Austin, Tx. 78729-4700
5. County: Williamson
6. Appraisal District Account Number(s): R391726

Section 3. Contact Name

1. Company Name: Stormwater Planning & Design LLC
2. First Name of Contact: Michael
3. Middle Initial: M
4. Last Name of Contact: Euler
5. Salutation: Mr. Mrs. Ms. Dr. Other:
6. Title: Project Mgr
7. Suffix:
8. Mailing Address: 625 Waugh Way
9. City, State, Zip: Bastrop, Tx. 78602-7465
10. Phone Number/Fax Number: 713/859-2406
11. Email Address: euler@att.net
12. Self-Assigned Tracking Number (optional):

Section 4. General Information

1. What is the type of ownership of this facility?
Corporation Limited Partner Other:
Sole Proprietor Limited Liability Corporation
Partnership Utility
2. Size of Company: Number of Employees
1 to 99 500 to 999 2,000 to 4,999
100 to 499 1,000 to 1,999 5,000 and more
3. Business Description: (Briefly describe the type of business or activity at the facility)
Lessors of Residential Buildings and Dwellings
4. Provide the North American Industry Classification System (NAICS) six-digit code for this facility. 531110

Section 5. Property Description, Applicable Rule, and Environmental Benefit

For each piece, or each category, of pollution control property for which a use determination is being sought, answer the following questions.

Attach additional response sheets to the application for each piece of integrated pollution control property if a use determination is being sought for more than one (1) piece.

General Information

1. Name the property: Bexley Anderson Mill Apartments
2. Is the property used 100% as pollution control equipment? Yes No

Explain your answer: As defined by City of Austin, Stormwater Quality standards set forth in City Code of Ordinances for such Commercial Projects in the Lake Travis Watershed. Said Projects must furnish SWQ Development Plans to City of Austin Public Works & Engineering that meet or exceed City of Austin § 30-5-213 - WATER QUALITY CONTROL STANDARDS

3. Does the property generate a Marketable Product? Yes No

Marketable Product: Anything produced or recovered using pollution control property that is sold as a product, is accumulated for later use, or is used as a raw material in a manufacturing process. Marketable product includes, but is not limited to, anything recovered or produced using the pollution control property and sold, traded, accumulated for later use, or used in a manufacturing process (including at a different facility).

If the answer is 'Yes,' describe the marketable product:

4. What is the appropriate Tier I Table or Expedited Review List number? W-57, W-64
5. Is the property integrated pollution control equipment? Yes No

If the answer is 'No,' separate applications must be filed for each piece of property.

6. List applicable permit number(s) for the pollution control property: Edwards Aquifer Permit 11-05102402

Incremental Cost Difference

7. Is the Tier I Table item number A-86, A-112, A-114, A-182, or S-22? Yes No

If the answer is 'Yes,' the use determination percentage is based on the incremental cost difference and you must answer the following questions:

8. What is the cost of the new piece of property? n/a
9. What is the cost of the comparable property without controls? n/a
10. How was the value of the comparable property calculated? n/a

Property Description

11. Describe the property. (What is it? Where is it located within the production process? How is it used to control, prevent, or monitor pollution?) The property used to provide protection to the immediate watershed, is a Stormwater Quality (SWQ) Detention pond in concert with Critical Water Quality Zone Areas with Weir Structure at the SWQ Outfall receives runoff from the internal stormwater infrastructure and sheet flowing stormwater. Rain Events which are introduced into the SWQ Pond Thru Critical Water Quality Zone Areas, settle, and the vegetated bench and embankments of the SWQ Pond provide permanent filtration of potential pollutants.
12. What adopted environmental rule or regulation is being met by the construction or installation of the property? The citation must be to the specific section, subsection, paragraph, subparagraph, or clause level. Describe how the property meets or exceeds the requirements. City of Austin Code of Ordinances §25-8-211(B)(3). **Water Quality Control Requirement (B) In a Watershed other than Barton Springs Zone Watershed, water quality controls are required for development (3) if the total of the new and redeveloped impervious cover exceeds 8,000 Square Feet.**

Environmental Benefit

13. What is the anticipated environmental benefit related to the construction or installation of the property? Benefit is simply put, that pollutants which are captured and/or suspended prior to maintenance of the sedimentation and filtration basin of the Stormwater Quality Pond and Critical Water Quality Zone Areas contribute to a cleaner watershed and surface water sources in the region

Section 6. Process Flow Diagram (Optional)

Attach documentation to the application showing a Process Flow Diagram for the property.

Section 7. Partial-Use Percentage Calculation

This section must be completed for all Tier III applications. Attach documentation to the application showing the calculations used to determine the partial-use percentage for the property.

Section 8. Property Categories and Costs

List each piece of integrated pollution control property for which a use determination is being sought.

| Property Name | Tier 1 Table No. or Expedited Review List No. | Use Percent | Estimated Dollar Value |
|--|---|-------------|------------------------|
| Land: Water Quality Transition Zone with Water Quality Pond (243,500 SF) | W-57 | 100 | 2,008,875.00 |
| Property: Critical Water Quality Zone Area 88,100 S.F. | W-57 | 100 | 264,300.00 |
| Property: Weir Structure at SWQ Outfall | W-64 | 100 | 27,125.00 |
| Property: | | | |
| Property: | | | |
| Total: | | | 2,300,300.00 |

Attach additional response sheets to the application if more than five (5) pieces of property need to be listed.

NOTE: Separate applications must be filed for each piece of nonintegrated pollution control property.

Section 9. Type of Application and Fee

1. Type of Application being filed: *Select only one.*

Tier I - Fee: \$150

Tier II - Fee: \$1,000

Tier III - Fee: \$2,500

2. Fee Payment Type:

Check

Money Order

Electronic Payment

3. Payment Receipt Number: 266143

4. Payment Amount: 150.00

5. Payer Name on Payment: Mike Euler

6. Total Amount of Payment: 150.00

NOTE: Enclose a check, money order to the TCEQ, or a copy of the ePay receipt along with the application to cover the required fee.

In accordance with the TCEQ's Delinquent Fee Protocol, the Tax Relief Program will not consider applications administratively complete until all delinquent fees the company owes to the TCEQ are paid.

Information regarding the TCEQ's Delinquent Fee Protocol is available at:

<http://www.tceq.state.tx.us/agency/delin/index.html>.

Section 10. Certification Statement

Must be signed by owner or designated representative.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that the property listed in this application is eligible for a tax exemption under Texas Tax Code, §11.31 given that:

- the property is not solely used, constructed, acquired, or installed to manufacture or produce a good or provide a service, including a good or service that prevents, monitors, controls, or reduces air, water, or land pollution,
- the environmental benefit associated with the property is not wholly derived from the use or characteristics of the goods or services produced by the property,
- the property is wholly or partly used, constructed, acquired, or installed to meet or exceed law, rule, regulation adopted by an environmental protection agency of the United States, Texas, or a political subdivision of Texas for the prevention, monitoring, control, or reduction of air, water, or land pollution,
- the property is not used for residential purposes, or for recreational, park, or scenic uses as defined by Texas Tax Code, §23.81,
- the property is not a motor vehicle, except for a dedicated service motor vehicle used solely for pollution control, and
- the property was not acquired, constructed, or installed before January 1, 1994.

I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name: Michael Euler

Date: January 31, 2016

Signature: 

Title: Project Mgr.

Company Name: Stormwater Planning & Design LLC

Under Texas Penal Code 37.10, if you make a false statement on this application, you could receive a jail term of up to one year and a fine up to \$2,000, or a prison term of two to 10 years and a fine of up to \$5,000.

Stormwater Planning & Design LLC
625 Waugh Way
Bastrop, Tx. 78602

March 28, 2016

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Mr. Ron Hatlett
Tax Relief for Pollution Control Property Program
Air Quality Division

RE; WMCI Austin II LC
Bexley Anderson Mill Apts.
8601 Anderson Mill Rd.
Austin, Tx. (Williamson County)
Application Number: 19883

Dear Mr. Hatlett,

I am resubmitting a revised Positive Use Determination Application to you today, March 28, 2016. At Issue is the reference on Pg. 4, Section 8 of the Positive Use Determination Application to Upland Water Quality Area as Pollution Control Property.

ISSUE 1:

In response, we are now referencing this area as Critical Water Quality Zone on the revised Application. The area of Upland Water Quality Area is within the CWQZ and doesn't change the area called out in the original application. Engineer of record called out Upland Water Quality Area, so we repeated this nomenclature in error.

ISSUE 2:

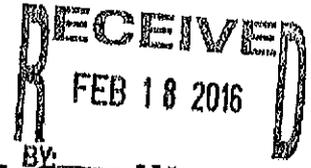
I have corrected the Estimated Dollar Value on Pg. 4, Section 8 to reflect the true total amount.

We strive to present correct and accurate Positive Use Determination Applications to the TCEQ, and greatly appreciate your remarks after reviewing our work. We look to use this information to present complete and accurate Applications in the future.

Thank You for your time as always,

Michael Euler CFM
(713) 859-2406 euler@att.net

19883



Texas Commission on Environmental Quality

Use Determination for Pollution Control Property Application

A person seeking a use determination must complete this application form. For assistance in completing the application form please refer to the *Instructions for Use Determination for Pollution Control Property Application Form TCEQ-00611*, as well as the rules governing the Tax Relief Program in Title 30 Texas Administrative Code Chapter 17 (30 TAC 17). Information relating to completing this application form is also available in the TCEQ regulatory guidance document, *Property-Tax Exemptions for Pollution Control Property, RG-461*. For additional assistance, please call the Tax Relief Program at 512-239-4900.

You must supply information for each field of this application form unless otherwise noted.

Section 1. Property Owner Information

1. Company Name of Owner: WMC1 Austin II LLC
2. Mailing Address: 3951 Stillman Pkwy.
3. City, State, Zip: Glen Allen Va. 23060
4. Customer Number (CN): 604869974
5. Regulated Entity Number (RN): 104792296
6. Is this property/equipment owned by the CN listed in Question 4? Yes No

If the answer is 'No,' please explain:

To be eligible for a positive use determination the property must be owned and operated by the same entity.

7. Is this property subject to any lease or lease-to-own agreement? Yes No

If the answer is 'Yes,' please explain:

8. Is this property operated by the RN listed in Question 5? Yes No

If the answer is 'No,' please explain:

To be eligible for a positive use determination the property must be owned and operated by the same entity.

Section 2. Physical Location of Property

1. Name of Facility or Unit where the property is physically located: Bexley Anderson Mill Apts
2. Type of Mfg. Process or Service: Multi Family Residence
3. Street Address: 8601 Anderson Mill Rd.
4. City, State, Zip: Austin, Tx. 78729-4700
5. County: Williamson
6. Appraisal District Account Number(s): R391726

Section 3. Contact Name

1. Company Name: Stormwater Planning & Design LLC
2. First Name of Contact: Michael
3. Middle Initial: M
4. Last Name of Contact: Euler
5. Salutation: Mr. Mrs. Ms. Dr. Other:
6. Title: Project Mgr
7. Suffix:
8. Mailing Address: 625 Waugh Way
9. City, State, Zip: Bastrop, Tx. 78602-7465
10. Phone Number/Fax Number: 713/859-2406
11. Email Address: euler@att.net
12. Self-Assigned Tracking Number (optional):

Section 4. General Information

1. What is the type of ownership of this facility?
Corporation Limited Partner Other:
Sole Proprietor Limited Liability Corporation
Partnership Utility
2. Size of Company: Number of Employees
1 to 99 500 to 999 2,000 to 4,999
100 to 499 1,000 to 1,999 5,000 and more
3. Business Description: (Briefly describe the type of business or activity at the facility)
Lessors of Residential Buildings and Dwellings
4. Provide the North American Industry Classification System (NAICS) six-digit code for this facility. 531110

Section 5. Property Description, Applicable Rule, and Environmental Benefit

For each piece, or each category, of pollution control property for which a use determination is being sought, answer the following questions.

Attach additional response sheets to the application for each piece of integrated pollution control property if a use determination is being sought for more than one (1) piece.

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Explain your answer: As defined by City of Austin, Stormwater Quality standards set forth in City Code of Ordinances for such Commercial Projects in the Lake Travis Watershed. Said Projects must furnish SWQ Development Plans to City of Austin Public Works & Engineering that meet or exceed City of Austin § 30-5-213 - **WATER QUALITY CONTROL STANDARDS**

3. Does the property generate a Marketable Product? Yes No

Marketable Product: Anything produced or recovered using pollution control property that is sold as a product, is accumulated for later use, or is used as a raw material in a manufacturing process. Marketable product includes, but is not limited to, anything recovered or produced using the pollution control property and sold, traded, accumulated for later use, or used in a manufacturing process (including at a different facility).

If the answer is 'Yes,' describe the marketable product:

4. What is the appropriate Tier I Table or Expedited Review List number? W-57, W-64

5. Is the property integrated pollution control equipment? Yes No

If the answer is 'No,' separate applications must be filed for each piece of property.

6. List applicable permit number(s) for the pollution control property: Edwards Aquifer Permit 11-05102402

Incremental Cost Difference

7. Is the Tier I Table item number A-86, A-112, A-114, A-182, or S-22? Yes No

If the answer is 'Yes,' the use determination percentage is based on the incremental cost difference and you must answer the following questions:

8. What is the cost of the new piece of property? n/a
9. What is the cost of the comparable property without controls? n/a
10. How was the value of the comparable property calculated? n/a

Property Description

11. Describe the property. (What is it? Where is it located within the production process? How is it used to control, prevent, or monitor pollution?) The property used to provide protection to the immediate watershed, is a Stormwater Quality (SWQ) Detention pond in concert with a SWQ Upland Areas with Weir Structure at the SWQ Outfall receives runoff from the internal stormwater infrastructure and sheet flowing stormwater. Rain Events which are introduced into the SWQ Pond Thru Upland Areas settle, and the vegetated bench and embankments of the SWQ Pond provide permanent filtration of potential pollutants.
12. What adopted environmental rule or regulation is being met by the construction or installation of the property? The citation must be to the specific section, subsection, paragraph, subparagraph, or clause level. Describe how the property meets or exceeds the requirements. City of Austin Code of Ordinances §25-8-211(B)(3). **Water Quality Control Requirement (B)** In a Watershed other than Barton Springs Zone Watershed, water quality controls are required for development (3) if the total of the new and redeveloped impervious cover exceeds 8,000 Square Feet.

Environmental Benefit

13. What is the anticipated environmental benefit related to the construction or installation of the property? Benefit is simply put, that pollutants which are captured and/or suspended prior to maintenance of the sedimentation and filtration basin of the Stormwater Quality Pond and Upland Water Quality Areas contribute to a cleaner watershed and surface water sources in the region

Section 6. Process Flow Diagram (Optional)

Attach documentation to the application showing a Process Flow Diagram for the property.

Section 7. Partial-Use Percentage Calculation

This section must be completed for all Tier III applications. Attach documentation to the application showing the calculations used to determine the partial-use percentage for the property.

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| Property: Upland Water Quality Area 88,100 S.F. | W-57 | 100 | 264,300.00 |
| Property: Weir Structure at SWQ Outfall | W-64 | 100 | 27,125.00 |
| Property: | | | |
| Property: | | | |
| Total: | | | 2,300,000.00 |

Attach additional response sheets to the application if more than five (5) pieces of property need to be listed. 2,300,300

NOTE: Separate applications must be filed for each piece of nonintegrated pollution control property.

Section 9. Type of Application and Fee

1. Type of Application being filed: *Select only one.*

Tier I – Fee: \$150 Tier II – Fee: \$1,000 Tier III – Fee: \$2,500

2. Fee Payment Type:

Check Money Order Electronic Payment

3. Payment Receipt Number: 266143

4. Payment Amount: 150.00

5. Payer Name on Payment: Mike Euler

6. Total Amount of Payment: 150.00

NOTE: Enclose a check, money order to the TCEQ, or a copy of the ePay receipt along with the application to cover the required fee.

In accordance with the TCEQ's Delinquent Fee Protocol, the Tax Relief Program will not consider applications administratively complete until all delinquent fees the company owes to the TCEQ are paid.

Information regarding the TCEQ's Delinquent Fee Protocol is available at:

<http://www.tceq.state.tx.us/agency/delin/index.html>.

Section 10. Certification Statement

Must be signed by owner or designated representative.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that the property listed in this application is eligible for a tax exemption under Texas Tax Code, §11.31 given that:

- the property is not solely used, constructed, acquired, or installed to manufacture or produce a good or provide a service, including a good or service that prevents, monitors, controls, or reduces air, water, or land pollution,
- the environmental benefit associated with the property is not wholly derived from the use or characteristics of the goods or services produced by the property,
- the property is wholly or partly used, constructed, acquired, or installed to meet or exceed law, rule, regulation adopted by an environmental protection agency of the United States, Texas, or a political subdivision of Texas for the prevention, monitoring, control, or reduction of air, water, or land pollution,
- the property is not used for residential purposes, or for recreational, park, or scenic uses as defined by Texas Tax Code, §23.81,
- the property is not a motor vehicle, except for a dedicated service motor vehicle used solely for pollution control, and
- the property was not acquired, constructed, or installed before January 1, 1994.

I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Printed Name: Michael Euler

Date: January 31, 2016

Signature: 

Title: Project Mgr.

Company Name: Stormwater Planning & Design LLC

Under Texas Penal Code 37.10, if you make a false statement on this application, you could receive a jail term of up to one year and a fine up to \$2,000, or a prison term of two to 10 years and a fine of up to \$5,000.

[Questions or Comments >>](#)[Shopping Cart](#) [Select Fee](#) [Search Transactions](#) [Sign Out](#)

Print this voucher for your records. If you are sending the TCEQ hardcopy documents related to this payment, include a copy of this voucher.

| |
|---|
| Transaction Information Voucher Number: 266143 Trace Number: 582FA000210875 Date: 02/01/2016 12:00 PM Payment Method: CC - Authorization 0000678521 Amount: \$150.00 Fee Type: TIER I, II, & III POLLUTION CONTROL EQUIPMENT EXEMPTION FEES ePay Actor: Mike Euler Actor Email: euler@att.net IP: 70.195.198.113 |
| Payment Contact Information Name: Michael Euler Company: Stormwater Planning & Design Llc Address: 625 Waugh Way, Bastrop, TX 78602 7465 Phone: 713-859-2406 |
| Site Information RN: RN104792296 Site Name: BEXLEY ANDERSON MILL APARTMENTS Site Address: 8601 ANDERSON MILL RD, AUSTIN, TX 78729 4700 Site Location: 1.4 MI EAST OF US 183 ON THE RIGHT |
| Customer Information Customer Name: WMCI II LLC Customer Address: 3951 STILLMAN PARKWAY, GLEN ALLEN, VA 23060 |
| Other Information Comments: Positive Use Determination Edwards Aquifer Permit 11-05102402 |

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CN604869974 Affiliation with RN104792296

Customer Information

CN Number: CN604869974
Name: WMCI AUSTIN II LLC [View Prior Names](#)
Legal Name: WMCI Austin II, LLC
Customer Type: CORPORATION

Affiliation Information

Customer's Role: OWNER
Begin Date: 06/05/2015
End Date:

Regulated Entity Information

RN Number: RN104792296
Name: BEXLEY ANDERSON MILL APARTMENTS [View Prior Names](#)
Primary Business: MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT
Street Address: 8601 ANDERSON MILL RD, AUSTIN TX 78729 4700
County: WILLIAMSON
Nearest City: AUSTIN
State: TX
Near ZIP Code: 78729
Physical Location: S SIDE ANDERSON MILL RD INTERSECTION OF MORRIS RD

Permits, Registrations, or Other Authorizations

There are a total of 2 programs and IDs for this regulated entity and customer. Click on a column name to change the sort order.

1-2 of 2 Records

| Program ▲ | ID Type | ID Number | ID Status |
|---------------------------|-------------------------|---------------------------|---------------------------|
| EDWARDS AQUIFER | PERMIT | 11-05102402 | ACTIVE |
| EDWARDS AQUIFER | PERMIT | 11-05102402A | ACTIVE |

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Central Registry

Detail of: **Edwards Aquifer Permit 11-05102402A**

For: **BEXLEY ANDERSON MILL APARTMENTS (11-05102402A)**
 8601 ANDERSON MILL RD, AUSTIN

Permit Status: **ACTIVE**

Held by: **WMCI AUSTIN II LLC (11-05102402A)**

OWNER Since 06/05/2015 [View Compliance History](#)

Mailing Address: 3951 STILLMAN PKWY GLEN ALLEN, VA 23060-4168

| Legal | Description | Start Date | End Date | Type | Status | Status Date |
|--------------|-----------------|------------|----------|--------|----------|-------------|
| 11-05102402A | EDWARDS AQUIFER | 10/24/2005 | | PERMIT | APPROVED | 02/09/2006 |

| Tracking No. | Type | Value | Start Date | End Date |
|--------------|-----------------------|------------|------------|----------|
| 16320775 | Plan Type | SCS | 10/24/2005 | |
| 16320776 | Deed Recordation Date | 05/03/2006 | 10/24/2005 | |
| 16320780 | Fee Amount | 1289 \$ | 10/24/2005 | |
| 16320781 | Distribution Date | 10/28/2005 | 10/24/2005 | |

| Physical | Description | Start Date | Type | Status | Status Date |
|-----------------------|-----------------------|------------|----------------------|------------------|-------------|
| AMLI AT ANDERSON MILL | AMLI AT ANDERSON MILL | 10/24/2005 | EDWARDS AQUIFER SITE | SEE LEGAL STATUS | 10/24/2005 |

| Tracking No. | Type | Value | Start Date | End Date |
|--------------|---------------------|------------|------------|----------|
| 16320782 | Feet of Sewer Lines | 2458 FT | 01/01/1800 | |
| 16320783 | Watershed | LAKE CREEK | 01/01/1800 | |

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Central Registry

Detail of: Edwards Aquifer Permit 11-05102402

For: **BEXLEY ANDERSON MILL APARTMENTS**

8601 ANDERSON MILL RD, AUSTIN

Permit Status: **ACTIVE**

Held by: **WMCI AUSTIN II LLC** (01/25/2015-01/25/2015)

OWNER Since 06/05/2015 [View Compliance History](#)

Mailing Address: 3951 STILLMAN PKWY GLEN ALLEN, VA 23060-4168

| Legal | Description | Start Date | End Date | Type | Status | Status Date |
|-------------|-----------------|------------|----------|--------|----------|-------------|
| 11-05102402 | EDWARDS AQUIFER | 10/24/2005 | | PERMIT | APPROVED | 02/09/2006 |

| Tracking No. | Type | Value | Start Date | End Date |
|--------------|-----------------------|------------|------------|----------|
| 16320761 | Plan Type | WPAP | 10/24/2005 | |
| 16320762 | Deed Recordation Date | 05/03/2006 | 10/24/2005 | |
| 16320766 | Fee Amount | 5000 \$ | 10/24/2005 | |
| 16320767 | Distribution Date | 10/26/2005 | 10/24/2005 | |

| Physical | Description | Start Date | Type | Status | Status Date |
|-----------------------|-----------------------|------------|----------------------|------------------|-------------|
| AMLI AT ANDERSON MILL | AMLI AT ANDERSON MILL | 10/24/2005 | EDWARDS AQUIFER SITE | SEE LEGAL STATUS | 10/24/2005 |

| Tracking No. | Type | Value | Start Date | End Date |
|--------------|--------------------|-------------|------------|----------|
| 16320770 | Project Area | 36.29 ACRES | 01/01/1800 | |
| 16320771 | Watershed | LAKE CREEK | 01/01/1800 | |
| 16320768 | Permanent BMP Name | MIGRATED | 01/01/1800 | |

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WCAD
Williamson Central
Appraisal District

Williamson County, Texas



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WILLIAMSON CENTRAL APPRAISAL DISTRICT

| | | | |
|---------------------|-----------------------------|---|-------------------------------------|
| Property R391726 | Owner WMCI AUSTIN II LLC | Property Address 8801 ANDERSON MILL RD, AUSTIN, TX 78729 | 2016 Assessed Value \$45,164,745 |
|---------------------|-----------------------------|---|-------------------------------------|

2016 GENERAL INFORMATION

| | |
|-----------------------------|---|
| Property Status | Active |
| Property Type | C3 |
| Legal Description | S7162 - Stanzel Brothers Sub, BLOCK A, Lot 1 pt, ACRES 36.287 |
| Neighborhood | R45QA - Apartment Complex-Lakeline Area |
| Account | R-16-5509-000A-0001 |
| Total Land Area | 36.287000 acres |
| Total Improvement Main Area | 366,444 Sq. Ft |

2016 VALUE INFORMATION

| | |
|--------------------------------|--------------|
| Improvement Homesite Value | \$0 |
| Improvement Non-Homesite Value | \$39,632,428 |
| Total Improvement Market Value | \$39,632,428 |
| Land Homesite Value | \$0 |
| Land Non-Homesite Value | \$5,532,317 |
| Land Agricultural Market Value | \$0 |
| Total Land Market Value | \$5,532,317 |
| Total Market Value | \$45,164,745 |
| Agricultural Use | \$0 |
| Total Appraised Value | \$45,164,745 |
| Homestead Cap Loss | -\$0 |
| Total Assessed Value | \$45,164,745 |

2016 OWNER INFORMATION

| | |
|-------------------|---|
| Owner Name | WMCI AUSTIN II LLC |
| Owner ID | O0525055 |
| Exemptions | |
| Percent Ownership | 100% |
| Mailing Address | 3951 STILLMAN PKWY GLEN ALLEN, VA 23080 |

2015 ENTITIES

| TAXING ENTITY | ASSESSED VALUE | TAX RATE PER 100 |
|--------------------------------|----------------|------------------|
| CAD- Williamson CAD | \$45,164,745 | 0 |
| CAU- City of Austin | \$45,164,745 | 0.4589 |
| GWI- Williamson CO | \$45,164,745 | 0.441529 |
| J01- Aus Comm Coll | \$45,164,745 | 0.1005 |
| RFM- Wman CO FM/RD | \$45,164,745 | 0.04 |
| SRR- Round Rock ISD | \$45,164,745 | 1.3325 |
| W09- Upper Brshy Cr WC&ID # 1A | \$45,164,745 | 0.02 |
| TOTALS | | 2.393429 |

2015 IMPROVEMENTS

| Improvement #1 | State Code | Homesite | Total Main Area | Market Value | |
|-------------------------------|---------------|------------|-----------------|--------------|------------|
| B1 - Residential Multi-family | | No | 366,444 Sq. Ft | \$40,312,050 | |
| RECORD | TYPE | YEAR BUILT | SQ. FT | VALUE | ADD'L INFO |
| 1 | Main Area | 2006 | 366,444 | \$36,234,987 | |
| 2 | Clubhouse | 2006 | 5,994 | \$625,418 | |
| 3 | Garage | 2006 | 16,516 | \$661,645 | |
| 4 | Concrete Pool | 2006 | - | \$100,000 | |
| 5 | Asphalt | 2006 | 250,000 | \$490,000 | |

2015 LAND SEGMENTS

| LAND SEGMENT TYPE | STATE CODE | HOMESITE | MARKET VALUE | AG USE LOSS | LAND SIZE |
|-------------------|------------|----------|--------------|-------------|-----------------|
| 1- | | No | - | - | 36.287000 acres |

VALUE HISTORY

| YEAR | IMPROVEMENT | LAND | MARKET | AG MARKET | AG LOSS | APPRAISED | HS CAP LOSS | ASSESSED |
|------|--------------|-------------|--------------|-----------|---------|--------------|-------------|--------------|
| 2014 | \$33,814,205 | \$5,532,317 | \$39,346,522 | \$0 | \$0 | \$39,346,522 | \$0 | \$39,346,522 |
| 2013 | \$30,252,683 | \$5,532,317 | \$35,785,000 | \$0 | \$0 | \$35,785,000 | \$0 | \$35,785,000 |
| 2012 | \$27,976,011 | \$5,532,317 | \$33,507,328 | \$0 | \$0 | \$33,507,328 | \$0 | \$33,507,328 |
| 2011 | \$24,071,059 | \$5,532,317 | \$29,603,376 | \$0 | \$0 | \$29,603,376 | \$0 | \$29,603,376 |
| 2010 | \$23,866,968 | \$5,532,317 | \$29,399,285 | \$0 | \$0 | \$29,399,285 | \$0 | \$29,399,285 |

SALES HISTORY

| DEED DATE | SELLER | BUYER | INSTR # | VOLUME/PAGE |
|------------|------------------------------------|------------------------------------|------------|----------------|
| 5/28/2015 | IMT CAPITAL ANDERSON MILL LP | VMCI AUSTIN II LLC | 2015044096 | |
| 10/17/2007 | PPF AMLI 8801 ANDERSON MILL RD LLC | IMT CAPITAL ANDERSON MILL LP | 2007089299 | |
| 10/13/2006 | AMLI RESIDENTIAL PROP LP C/S | PPF AMLI 8801 ANDERSON MILL RD LLC | 2006208115 | |
| 7/7/1999 | STANZEL, FAMILY FOUNDATION | ANDERSON MILL 79 VENTURE | - | DOC#19/9947139 |
| 7/7/1999 | ANDERSON MILL 79 VENTURE | AMLI RESIDENTIAL PROP LP C/S | - | DOC#19/9947143 |

