

GEOTECHNICAL ENGINEERING REPORT

**Botanical Farm Subdivision – Streets
Altwein Lane
New Braunfels, Texas**

PSI Project No. 0312-3498-R1

PREPARED FOR:

**Lennar
100 Northeast Loop 410, Suite 1155
San Antonio, Texas 78216**

August 5, 2025

BY:

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August 5, 2025

Lennar
100 Northeast Loop 410, Suite 1155
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Attn: Mr. Richard Mott

RE: GEOTECHNICAL ENGINEERING REPORT
BOTANICAL FARM SUBDIVISION - STREETS
ALTWEIN LANE
NEW BRAUNFELS, TEXAS
PSI Project No. 0312-3498-R1

Dear Mr. Mott:

Professional Service Industries, Inc. (PSI), an Intertek company, is pleased to submit this Revised Geotechnical Engineering Report for the above-referenced project. This revised report includes the results from the field and laboratory investigation along with recommendations for use in preparation of the appropriate preliminary design and construction documents for this project.

PSI appreciates the opportunity to provide this Revised Geotechnical Engineering Report and looks forward to continuing participation during the design and construction phases of this project. PSI also has great interest in providing materials testing and inspection services during the construction of this project and will be glad to meet with you to further discuss how we can be of assistance as the project advances.

If there are questions pertaining to this report, or if PSI may be of further service, please contact us at your convenience.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.

Texas Board of Professional Engineers Certificate of Registration # F003307



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August 5, 2025

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1.0 PROJECT INFORMATION

1.1 PROJECT AUTHORIZATION

Professional Service Industries, Inc. (PSI), an Intertek company, has completed a field exploration and geotechnical evaluation for the proposed Botanical Farm – Streets. Mr. Rogelio Olivarez, representing Lennar, authorized PSI’s services on January 14, 2025, by approving PSI Proposal No. 442750. PSI’s proposal contained a proposed scope of work, lump sum fee, and PSI’s General Conditions.

1.2 PROJECT DESCRIPTION

Based on information provided by the Client and PSI’s review of plat titled “Master Plan For Autumn Ridge Subdivision” prepared by HMT Engineering and Surveying, for the planned development, and the results of this geotechnical investigation, a summary of our understanding of the proposed project is provided below in the following Project Description table.

TABLE 1.1: PROJECT DESCRIPTION

Project Items	Approximately 162.1 Acres of Residential lots and approximately 25,129 lineal feet of subdivision streets
Anticipated Building Construction Types	Residences will be 1 or 2-story wood-framed
Existing Grade Change within Building	Varied
Pavement for Parking and Drives	Flexible Asphalt (HMAC)
Design Traffic Loads	Secondary/Residential Streets: 100,000 ESALS Collector Streets: 1,000,000 ESALS Minor Arterial Streets: 2,000,000 ESALS

The geotechnical recommendations presented in this report are based on the available project information, structure locations, and the subsurface materials encountered during the field investigation. If the information presented above is incorrect, please inform PSI so that the recommendations presented in this report can be amended, as necessary. PSI will not be responsible for the implementation of provided recommendations if not notified of changes in the project.

1.3 PURPOSE AND SCOPE OF SERVICES

The purpose of this study is to evaluate the subsurface conditions at the site and develop geotechnical engineering recommendations and guidelines for use in preparing the design and other related construction documents for the proposed project. The scope of services included drilling soil borings, performing laboratory testing, and preparing this geotechnical engineering report.

This report briefly outlines the available project information, describes the site and subsurface conditions, and presents the following:

- General site development and subgrade preparation recommendations.
- Estimated potential soil movements associated with collapsing, shrinking and swelling soils and methods to reduce these movements.
- Recommendations for site excavation, fill compaction, and the use of on-site and imported fill material under pavements.



- Recommendations for the design of flexible asphaltic pavement systems for the proposed residential streets per the County of Guadalupe Pavement Design Standards.
- Seismic design site classification per the 2018 International Building Code.

The scope of services for this geotechnical exploration did not include an environmental, mold nor detailed seismic/fault assessment for determining the presence or absence of wetlands, or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Statements in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes. The report also does not include a detailed settlement analysis or slope stability analysis.



2.0 SITE AND SUBSURFACE CONDITIONS

2.1 SITE DESCRIPTION

The following table provides a generalized description of the existing site conditions based on visual observations during the field activities, as well as other available information.

TABLE 2.1: SITE DESCRIPTION

Site Location	Altwein Lane, New Braunfels, Texas Latitude: 29.6112°; Longitude: -98.1011°
Site History	Undeveloped Land
Existing Site Ground Cover	Trees, Brush and Grass
Existing Grade/Elevation Changes	Sloping down to the south
Site Geology (Geologic Atlas of Texas)	Navarro Group and Marlbrook Marl (Kknm)
Site Boundaries/Neighboring Development	North: Altwein Lane West: Undeveloped Land East: Undeveloped Land South: Undeveloped
Ground Surface Soil Support Capability for Operational Stability and Site Access	Firm Enough for Field Equipment when Dry

2.2 FIELD EXPLORATION

Field exploration for the project consisted of drilling a total of **twenty-five (25) borings**. The boring design element, approximate depths and drilling footage are provided in the following table.

TABLE 2.2: FIELD EXPLORATION SUMMARY

Design Element	Number of Borings	Boring Depth (ft)	Drilling Footage (feet)
Residential Streets (B-01 to B-25)	25	15	375
TOTAL:	25	---	375

The boring locations were selected by PSI personnel and located in the field using a recreational-grade GPS system. Elevations of the ground surface at the boring locations were not provided and should be surveyed by others prior to construction, if required. We have estimated ground surface elevations at the boring locations from the topographic survey provided (or from Google Earth) and estimate an approximate 1-foot accuracy. The references to elevations of various subsurface strata are based on depths below existing grade at the time of drilling. The approximate boring locations are depicted on the Boring Location Plan provided in the Appendix.



TABLE 2.3: FIELD EXPLORATION DESCRIPTION

Drilling Equipment	Truck-Mounted Drilling Equipment
Drilling Method	Continuous Flight-Auger
Field Testing	Standard Penetration Test (ASTM D1586)
Sampling Procedure	ASTM D1586
Sampling Frequency	Continuously to a Depth of 10 Feet and at 5-foot Intervals Thereafter
Frequency of Groundwater Level Measurements	During and After Drilling
Boring Backfill Procedures	Soil Cuttings
Sample Preservation and Transportation Procedure	General Accordance with ASTM D4220

During field activities, the encountered subsurface conditions were observed, logged, and visually classified (in general accordance with ASTM D2487). Field notes were maintained to summarize soil types and descriptions, water levels, changes in subsurface conditions, and drilling conditions.

2.3 LABORATORY TESTING PROGRAM

PSI supplemented the field exploration with a laboratory testing program to determine additional engineering characteristics of the subsurface soils encountered. The laboratory testing program included:

TABLE 2.4: LABORATORY TESTING PROGRAM

Laboratory Test	Procedure Specification
Visual Classification	ASTM D2488
Moisture Content	ASTM D2216
Atterberg Limits	ASTM D4318
Material Finer than No. 200 Sieve	ASTM D1140
California Bearing Ratio (CBR)	ASTM D1883
Sulfate Content in Soils	TEX-145-E
Soil-Lime Testing	TEX-121-E, Part III

The laboratory testing program was conducted in general accordance with applicable ASTM Test Methods. The results of the laboratory tests are provided on the Boring Logs in the Appendix. Portions of samples not altered or consumed by laboratory testing will be discarded 60 days from the date shown on this report.

2.4 SITE GEOLOGY

We reviewed the **San Antonio Sheet of the Geologic Atlas of Texas** in an effort to determine the geologic setting of the project site and surrounding areas. The Geologic Atlas of Texas was developed by the Bureau of Economic Geology at The University of Texas using aerial photography, data from various oil and gas exploration companies, and very limited ground reconnaissance. Our review indicates that the project site is located in the **Navarro Group and Marlbrook Marl** (“upper Taylor marl”) undivided. The San Antonio Sheet generally describes the **Navarro Group and Marlbrook Marl** as consisting of marl and clay with minor sandstone and siltstone in the upper part of the formation and a lower part consisting of clay. The lower clay beds are dominantly montmorillonitic and weathers to a very thick black clayey soil. The thickness of the upper part of the formation can be as much as 580 feet while the lower part can have a thickness on the order of 400 feet.



2.5 SUBSURFACE CONDITIONS

The results of the field and laboratory investigation have been used to develop a generalized subsurface profile at the project site. The following subsurface descriptions highlight the major subsurface stratification features and material characteristics.

TABLE 2.5: GENERALIZED SUBSURFACE PROFILE TABLE

Top (ft)	Bot. (ft)	Soil Type	ω (%)	LL (%)	PI	-200 Sieve (%)	N	PP	Sulfate Content ⁸ (ppm)
0	15	Fat Clay Fat Clay with Sand	8 – 38	46 – 128	26 – 88	74 – 99	8 – 41	2.5 – 4.4	< 100

Note:

1. ω = Moisture Content (%)
2. LL= Liquid limit (%)
3. PI = Plasticity Index
4. -#200 Sieve = % Passing the #200 Sieve
5. N = Standard Penetration Test blow count (blows/foot)
6. PP = Pocket Penetrometer
7. Sulfate content in parts million
8. Sulfate content Test performed on Boring B-01 sample from 0-1.5 feet.

The boring logs included in the Appendix should be reviewed for specific information at the boring locations. The boring logs include soil descriptions, stratifications, locations of the samples, and field and laboratory test data. The descriptions provided on the logs only represent the conditions at the specific boring location. The stratifications represent the approximate boundaries between subsurface materials. The actual transitions between strata may be more gradual and less distinct. Variations will occur and should be expected across the site.

2.5.1 GROUNDWATER INFORMATION

Water level measurements were performed during drilling and after completion of drilling. Specific information concerning groundwater is noted on each boring log presented in the Appendix of this report. Groundwater **was not** encountered during the field investigation of this site.

Groundwater levels fluctuate seasonally as a function of rainfall, proximity to creeks, rivers and lakes, the infiltration rate of the soil, seasonal and climatic variations and land usage. In relatively pervious soils, such as sandy soils, the indicated depths are a relatively reliable indicator of groundwater levels. In relatively impervious soils, water levels observed in the borings may not provide a reliable indication of groundwater elevations, even after several days. If a detailed water level evaluation is required, observation wells or piezometers can be installed at the site to monitor water levels.

The groundwater levels presented in this report were measured at the time of PSI field activities. The contractor should be prepared to control groundwater, if encountered during construction activities.



GEOTECHNICAL EVALUATION AND RECOMMENDATIONS

2.6 POTENTIAL VERTICAL MOVEMENT OF EXPANSIVE SOILS (PVM)

The soils encountered at the soil boring locations exhibit a **high to very high** potential for volumetric changes, due to fluctuations in soil moisture content. PSI has conducted laboratory testing on the soils to estimate the expansive soil potential with soil moisture variations. These soil moisture variations are based on historical climate change data for a particular site. Determining the soil potential for shrinking and swelling, combined with historical climate variation, aids the engineer in quantifying the soil movement potential of the soils supporting the floor slab and shallow foundations based on climate variations. Shrink/swell movement procedures using two soil modeling systems, the Post Tensioning Institute's (PTI) "Design of Post-Tensioned Slabs-on-Ground, 3rd Edition" and Texas Department of Transportation (TxDOT) method TEX-124-E, were utilized to approximate the Potential Vertical Movement (PVM) for this location.

The anticipated shrink/swell movement (PVM) is a soil movement estimated in consideration of soil properties and climatic moisture changes at a particular geographic location. Foundations on expansive soils are designed with sufficient stiffness to resist these soil movements to an acceptable magnitude.

2.6.1 SHRINK/SWELL MOVEMENT (PVM) ESTIMATE

Based on laboratory testing results and the TEX-124-E and the PTI methods, the potential vertical movement within the proposed project area was estimated to be **3½ to 8 inches**.

It is not possible to accurately quantify actual soil moisture changes and resulting shrink/swell movements. The PVM and referenced structural movement values provided should be considered approximate values based on industry standard practice and experience. Extreme soil moisture variations could occur due to unusual drought severity, leaking water or sewer lines, perched groundwater infiltration, or seasonal springs. Also, soil transpiration from trees located adjacent to or previously underneath the building, downspouts directing roof discharge under the foundation, poor drainage or irrigation line breaks could lead to excessive movements.

Therefore, because of these unknown factors, the shrink/swell potential of soils can often be significantly underestimated using the previously mentioned methods of evaluating PVM.

The unknown factors previously mentioned cannot be determined at the time of the geotechnical study. Therefore, estimated shrink/swell movements are calculated only in consideration of historical climate data related to soil moisture variations from climate changes. Movements in excess of those estimated should be anticipated and regular maintenance should be provided to address these issues throughout the life of the structure.



3.0 PAVEMENT DESIGN RECOMMENDATIONS

3.1 PAVEMENT DESIGN PARAMETERS

PSI understands that flexible pavements will be considered for this project. Therefore, pavement design recommendations are based on the criteria presented in the Guadalupe County Subdivision Regulations (Amended February 25, 2025). An estimated traffic loading of 100,000 18-kip Equivalent Single Axle Loads (ESALs) for flexible pavement was evaluated for a street classification of Secondary/Residential Streets. A traffic load of 1,000,000 18-kip ESALs for flexible pavement was evaluated for a street classification of Collector Streets. A traffic load of 2,000,000 18-kip ESALs for flexible pavement was evaluated for a street classification of Arterial streets. PSI utilized the “AASHTO Guide for Design of Pavement Structures” published by the American Association of State Highway and Transportation Officials to evaluate the pavement thickness recommendations in this report. This method of design considers pavement performance, traffic, roadbed soil, pavement materials, environment, drainage, and reliability. Each of these items is incorporated into the design methodology. PSI is available to provide laboratory testing and engineering evaluation to refine the site-specific design parameters and sections, upon request.

PSI collected bulk soil samples of the native soils encountered at the site to conduct Atterberg Limits, Percent Finer than the No. 200 Sieve, California Bearing Ratio (CBR) test, and Lime Series Testing. The results for the Moisture Density Relationship and the CBR Tests are presented in the Appendix. The following table presents a summary of the results from our laboratory testing performed on the native soil.

TABLE 3.1: NATIVE SOIL TEST SUMMARY

Material	Liquid Limit (ASTM D4318)	Plasticity Index (ASTM D4318)	Percent Passing No. 200 Sieve	Laboratory CBR Value (ASTM D1883)	Optimum MC (ASTM D698-12)	95% Max Dry Density (ASTM D698-12)
Fat Clay (CH) (bulk sample)	59	45	90	2	25 %	85.2

TABLE 3.2: LIME SERIES RESULTS

% Lime By Weight	pH	PI
0	9.48	45
2	12.44	20
4	12.43	15
6	12.47	11
8	12.51	13

Based on the results of the laboratory testing, PSI has provided recommended pavement sections for pavements constructed on an improved subgrade. Details regarding the basis for this design are presented in the table below.



TABLE 3.3: PAVEMENT DESIGN PARAMETERS AND ASSUMPTIONS

Guadalupe County Secondary/Residential Streets	
Reliability, percent	70
Initial Serviceability Index, Flexible Pavement	4.2
Terminal Serviceability Index	2.0
Design Traffic Loading, Flexible Pavement	100,000 equivalent single axle loads (ESALs)
Standard Deviation, Flexible Pavement	0.45
Subgrade California Bearing Ratio (CBR)	2.0
Guadalupe County Collector Streets	
Reliability, percent	80
Initial Serviceability Index, Flexible Pavement	4.2
Terminal Serviceability Index	2.0
Design Traffic Loading, Flexible Pavement	1,000,000 equivalent single axle loads (ESALs)
Standard Deviation, Flexible Pavement	0.45
Subgrade California Bearing Ratio (CBR)	2.0
Guadalupe County Arterial Streets	
Reliability, percent	90
Initial Serviceability Index, Flexible Pavement	4.2
Terminal Serviceability Index	2.0
Design Traffic Loading, Flexible Pavement	2,000,000 equivalent single axle loads (ESALs)
Standard Deviation, Flexible Pavement	0.45
Subgrade California Bearing Ratio (CBR)	2.0

Asphaltic concrete pavements founded on top of expansive soils will be subjected to PVM soil movements estimated and presented in this report. These potential soil movements are typically activated to some degree during the life of the pavement. Consequently, pavements can be expected to crack and require periodic maintenance to reduce damage to the pavement structure.

During the paving life, maintenance to seal surface cracks within asphalt paving should be undertaken to achieve the desired paving life. Perimeter drainage should be controlled to prevent or retard influx of surface water from areas surrounding the paving. Water penetration leads to paving degradation. Water penetration into base or subgrade materials, sometimes due to irrigation or surface water infiltration leads to pre-mature paving degradation. Curbs should be used in conjunction with asphalt paving to reduce potential for infiltration of moisture into the base course. Curbs should extend the full depth of the base course and should extend at least 3 inches into the underlying clayey subgrade. The base layer should be tied into the area inlets to drain water that may collect in the base.

Material specifications, construction considerations, and section requirements are presented in following sections.



The presented recommended pavement sections are based on the field and laboratory test results for the project, local pavement design practice, design assumptions presented herein and previous experience with similar projects. The project Civil Engineer should verify that the ESAL and other design values are appropriate for the expected traffic and design life of the project. PSI should be notified in writing if the assumptions or design parameters are incorrect or require modification.

3.2 PAVEMENT SECTION RECOMMENDATIONS

PSI anticipated that the roadways and parking areas will be used primarily by passenger vehicles and delivery vehicles. PSI is providing parking and drive area sections based on experience with similar facilities constructed on similar soil conditions for the design traffic loading anticipated.

3.2.1 FLEXIBLE PAVEMENT

Recommendations for flexible asphaltic concrete pavement for roadways and parking areas are provided below.

FIGURE 3.1: FLEXIBLE PAVEMENT TYPICAL SECTION



TABLE 3.4: FLEXIBLE PAVEMENT SECTION OPTION 1

Material	Thicknesses		
	Secondary/Residential	Collector	Minor Arterial
Traffic Type	Secondary/Residential	Collector	Minor Arterial
Estimated ESALs	130,000	1,091,000	2,100,000
Hot Mix Asphaltic Concrete Type D	3"	4.5"	7"
Import Flexible Base	12"	16"	16"
Lime treated Subgrade ¹	8"		

1. Lime treatment of subgrade to a depth of 8-inches will be required for subgrade with a PI greater than 20. Treatment will require application rate of about 20.5 pounds per square yard for 8-inches of treatment. The actual application rate should be determined at the time of construction from a lime series test on the blended native subgrade soils at the final subgrade elevation.



TABLE 3.5: FLEXIBLE PAVEMENT SECTION OPTION 2

Material	Thicknesses		
Traffic Type	Secondary/Residential	Collector	Minor Arterial
Estimated ESALs	130,000	1,055,400	2,100,000
Hot Mix Asphaltic Concrete Type D	3"	2.5"	2.5"
Hot Mix Asphaltic Concrete Type B	-	3"	5"
Import Flexible Base	12"	14"	16"
Lime treated Subgrade ¹	8"		

1. Lime treatment of subgrade to a depth of 8-inches will be required for subgrade with a PI greater than 20. Treatment will require application rate of about 20.5 pounds per square yard for 8-inches of treatment. The actual application rate should be determined at the time of construction from a lime series test on the blended native subgrade soils at the final subgrade elevation.

TABLE 3.6: FLEXIBLE PAVEMENT SECTION OPTION 3 (GEOGRID)

Material	Thicknesses		
Traffic Type	Secondary/Residential	Collector	Minor Arterial
Estimated ESALs	130,000	1,400,000	2,100,000
Hot Mix Asphaltic Concrete	3"	3"	4.5"
Import Flexible Base	12"	15"	16"
Geogrid ¹	N/A	Yes	
Lime treated Subgrade ²	8"		

1. Tensar+ HX5.5 or equivalent for Collector and Arterial Streets.
 2. Lime treatment of subgrade to a depth of 8-inches will be required for subgrade with a PI greater than 20. Treatment will require application rate of about 20.5 pounds per square yard for 8-inches of treatment. The actual application rate should be determined at the time of construction from a lime series test on the blended native subgrade soils at the final subgrade elevation.



3.2.2 GENERAL PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

TABLE 3.7: PAVEMENT DESIGN AND CONSTRUCTION RECOMMENDATIONS

Minimum Undercut Depth	6 inches or as needed to remove roots
Low-Density Soil Treatment	After clearing and grubbing, remove/replace upper 12 inches of exposed soil in maximum 6-inh loose lifts. Moisture condition and compact as subgrade in Table 3.8
Reuse Excavated Soils	Must be free of roots and debris and meet material requirements of intended use
Exposed Subgrade Treatment	Proof-roll subgrade with rubber-tired vehicle weighing at least 20 tons. A representative of the Geotechnical Engineer should be present during proof-roll.
Proof-Rolled Pumping and Rutting Areas	Excavate to firmer materials and replace with compacted general or select fill under direction of a representative of the Geotechnical Engineer
General Fill	Materials free of roots, debris, and other deleterious materials with a maximum rock size of 4 inches with a CBR greater than 3
Minimum General Fill Thickness	As required to achieve grade
Maximum General Fill Loose Lift Thickness	6 Inches
Lime Treatment	Performed in general accordance with TxDOT Item 260. Subgrade soils stabilized with lime should achieve a pH of 12.4 or greater. Sulfate testing should be conducted before placement of lime. Subgrade stabilized with lime should achieve a pH of 12.4 or greater. Estimate 4% by dry weight or 20.5 lbs per square yard.
Geogrid	Geogrid should meet TxDOT Item DMS – 6240 and be pulled and punched. The subgrade should be leveled and smoothed prior to geogrid placement on compacted subgrade. Tensar+ HX5.5 or equivalent
Flexible Base	TxDOT Item 247, Type A, Grade 1-2
Maximum Flexible Base Loose Lift Thickness	6 Inches
Hot Mix Asphaltic Concrete	TxDOT Item 340, Type D, Type B

TABLE 3.8: COMPACTION AND TESTING RECOMMENDATIONS FOR PAVEMENT AREAS

Location	Material	Density Test Method	Soil Type	Percent Compaction	Optimum Moisture Content	Testing Frequency
Pavement Areas	Subgrade, General Fill Soil, Low PI Material	ASTM D698	PI ≥ 25	94% to 98%	0 to +4%	1 per 10,000 SF; min. 3 tests
			PI < 25	≥ 95%	0 to +4%	
	Flexible Base Material	ASTM D1557	Item 247	≥ 95%	±3%	1 per 5,000 SF; min. 3 per lift
			Item 247	≥ 100%	±2%	

3.2.3 CHEMICAL ATTACK POTENTIAL FOR DEGRADATION OF LIME TREATED SUBGRADE

The concentration of water-soluble sulfates is considered to be a good indicator of the potential chemical attack on concrete and adverse reaction with lime. Based on the TxDOT San Antonio District Pavement Design



Standards Operating Procedure (effective since September 1, 2022) the amount of water-soluble sulfate in soil can be used to evaluate ability to employ lime as chemical stabilizer for treatment of subgrade.

TABLE 3.9: LEVEL OF SULFATES FOR TREATMENT OPTION

Water Soluble Sulfate in soil (ppm)	Level of Sulfates
< 3000 PPM	Low
3000 - 7000	Moderate
>7000	High

The result of the laboratory sulfate ion concentration test performed on a soil sample obtained at the site is as follows.

TABLE 3.10: SULFATE TEST RESULTS

Boring Locations	Depth (ft)	Sulfate Content (ppm)
B - 01	0 – 1.5	< 100

Based on the test result of the selected soil sample, the sulfate ion concentration is approximately less than 100 ppm and the potential for reactions within lime exposed to sulfates is low. Evaluations of soluble sulfate content contained within the selected samples suggest lime treatment is applicable. The actual verification of sulfate content be determined at the time of construction by TEX-145-E procedure



4.0 CONSTRUCTION CONSIDERATIONS

Geotechnical Engineer Involvement at the Time of Construction – Foundation pad preparation recommendations on expansive clay sites in this area depend on the soil moisture conditions that exist due to the prevailing climate at the time of construction as well as the expansive properties of the clay.

It is recommended that the foundation pad recommendations presented in this report be confirmed immediately prior to construction by the Geotechnical-Engineer-of Record (GER). Wetter climate conditions near the time of construction can lead to a significant reduction in pad preparation requirements which can often be a substantial percentage of site development cost.

Having a Geotechnical Engineer retained to review the earthwork recommendations in the Construction Documents and be an active participant in team meetings near the time of construction can often result in project cost savings. Therefore, PSI recommends that an AASHTO accredited 3rd party laboratory with qualified professional engineers who specialize in geotechnical engineering be retained to provide observation and testing of construction activities involved in the foundations, earthwork, pavements and related activities of this project. As the GER, PSI's services can be retained as the 3rd party laboratory. PSI's participation would be advantageous to the project flow and value engineering during construction since we are most familiar with the existing soil conditions at the site.

The geotechnical engineer often does not have available all design information at the time of writing the original report since the report is done very early in the design process. The GER can be of great benefit immediately prior to construction since definitive information regarding the location of the building, surrounding flatwork, pavements, planned landscaping, and drainage features is available at that time. The GER can then write Supplement letters to the original geotechnical report often resulting in less risk and significant project cost savings.

PSI cannot accept responsibility for conditions which deviate from those described in this report, nor for the performance of the foundations or pavements if not engaged to also provide construction observation and materials testing for this project. The PSI geotechnical engineer of record should also be engaged by the Design Team during construction, even if periodic on-call testing is contracted with PSI Construction Services.



4.1 INITIAL SITE PREPARATION CONSIDERATIONS

4.1.1 SUBGRADE PREPARATION FOR SITE WORK OUTSIDE BUILDING PAD AND PAVEMENT AREAS

Grade adjustments outside of the foundation pad and pavement areas can be made using select or general fill materials. The clean excavated onsite soils may also be reused in areas not sensitive to movement.

TABLE 4.1: SUBGRADE PREPARATION FOR NON-STRUCTURAL - GENERAL FILL

Minimum Undercut Depth	6 inches or as needed to remove roots, organic and/or deleterious materials
Exposed Subgrade Treatment	Proof-roll subgrade with rubber-tired 20-ton (loaded) construction equipment Alternate Equipment can be used with Geotechnical Engineer Approval
Proof-Rolled Pumping and Rutting Areas	Excavate to firmer materials and replace with compacted general or select fill under direction of a representative of the Geotechnical Engineer
General Fill Type	Any clean material free of roots, debris and other deleterious material with a maximum particle size of 4 inches
Maximum General Fill Loose Lift Thickness	8 inches

TABLE 4.2: FILL COMPACTION RECOMMENDATIONS OUTSIDE OF BUILDING AND PAVEMENT AREAS

Location	Material	Test Method for Density Determination	Plasticity Index	Percent Compaction	Optimum Moisture Content	Testing Frequency
Outside of Structure / Pavement Areas	General Fill	ASTM D698	PI ≥ 25	94% to 98%	0 to +4%	1 per 10,000 SF; min. 3 per lift
			PI < 25	≥ 95%	0 to +4%	

4.1.2 EXISTING SITE CONDITIONS

The following table outlines construction considerations in consideration of demolition of existing paving and procedures for abandoning old utility lines.

TABLE 4.3: CONSIDERATIONS FOR DEMOLITION AND ABANDONING UTILITIES

Existing Pavement	
Former paving located within footing of proposed structures	Remove concrete and/or HMAC surface course and base entirely or review impact on case by case basis
Former paving located within footprint of proposed new paving	Remove concrete and/or HMAC surface course and evaluate if base can be reused
Abandoned Utilities	
Utilities of former structures located within new footprint of proposed structure	Remove pipe, bedding and backfill and then replace with select fill placed using controlled compaction
Utilities of former structures located outside of footprint of proposed structure	Abandon in place using a grout plug



4.2 MOISTURE SENSITIVE SOILS/WEATHER RELATED CONCERNS

Soils are sensitive to disturbances caused by construction traffic and changes in moisture content. During wet weather periods, increases in the moisture content of the soil can cause significant reduction in the soil strength and support capabilities. In addition, soils which become wet may be slow to dry and thus significantly retard the progress of grading and compaction activities. It will, therefore, be advantageous to perform earthwork, foundation, and construction activities during dry weather. A relatively all-weather compacted crushed limestone cap having a thickness of at least 6 inches should be provided as a working surface.

4.3 EXCAVATION OBSERVATIONS

Excavations should be observed by a representative of PSI prior to continuing construction activities in those areas. PSI needs to assess the encountered materials and confirm that site conditions are consistent with those discussed in this report. This is especially important to identify the condition and acceptability of the exposed subgrades under foundations and other structures that are sensitive to movement. Soft or loose soil zones encountered at the bottom of the excavations should be removed to the level of competent soils as directed by the Geotechnical Engineer or their representative. Cavities formed as a result of excavation of soft or loose soil zones should be backfilled with compacted select fill or lean concrete.

After opening, excavations should be observed, and concrete should be placed as quickly as possible to avoid exposure to wetting and drying. Surface run-off water should be drained away from the excavations and not be allowed to pond. Excavations left open for more than 48 hours should be protected to reduce evaporation or entry of moisture.

4.4 DRAINAGE CONSIDERATIONS

Water should not be allowed to collect in or adjacent to foundation excavations, on foundation surfaces, or on prepared subgrades within the construction area during or after construction. Proper drainage around grade-supported sidewalks and flatwork is important to reduce potential movements. Excavated areas should be sloped toward one corner to facilitate removal of collected rainwater, groundwater, or surface runoff. Providing rapid, positive drainage away from the building reduces moisture variations within the underlying soils and will aid in reducing the magnitude of potential movements.

4.5 EXCAVATIONS AND TRENCHES

Excavation equipment capabilities and field conditions may vary. Geologic processes are erratic and large variations can occur in small vertical and/or lateral distances. Details regarding “means and methods” to accomplish the work (such as excavation equipment and technique selection) are the sole responsibility of the project contractor. The comments contained in this report are based on small diameter borehole observations. The performance of large excavations may differ as a result of the differences in excavation sizes.

The Occupational Safety and Health Administration (OSHA) Safety and Health Standards (29 CFR Part 1926, Revised October 1989), require that excavations be constructed in accordance with the current OSHA guidelines. Furthermore, the State of Texas requires that detailed plans and specifications meeting OSHA standards be prepared for trench and excavation retention systems used during construction. PSI



understands that these regulations are being strictly enforced, and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "responsible person", as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, State, and Federal safety regulations.

PSI is providing this information as a service to the client. PSI does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, State, and Federal safety or other regulations. A trench safety plan was beyond the scope of our services for this project.



5.0 REPORT LIMITATIONS

The recommendations submitted in this report are based on the available subsurface information obtained by PSI and design details furnished by the client for the proposed project. If there are revisions to the plans for this project, or if deviations from the subsurface conditions noted in this report are encountered during construction, PSI should be notified immediately to determine if changes in the foundation recommendations are required. If PSI is not notified of such changes, PSI will not be responsible for the impact of those changes on the project.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional Geotechnical Engineering practices in the local area. No other warranties are implied or expressed. This report may not be copied without the expressed written permission of PSI.

After the plans and specifications are more complete, the Geotechnical Engineer should be retained and provided the opportunity to review the final design plans and specifications to check that the engineering recommendations have been properly incorporated in the design documents. At this time, it may be necessary to submit supplementary recommendations. If PSI is not retained to perform these functions, PSI will not be responsible for the impact of those conditions on the project.

This report has been prepared for the exclusive use of Lennar for specific application to the proposed Botanical Farm – Streets to be constructed at Altwein Lane in New Braunfels, Texas.



APPENDIX





3 Burwood Lane, San Antonio, Texas
(210) 342-9377 FAX (210) 342-9401

Site Vicinity Map

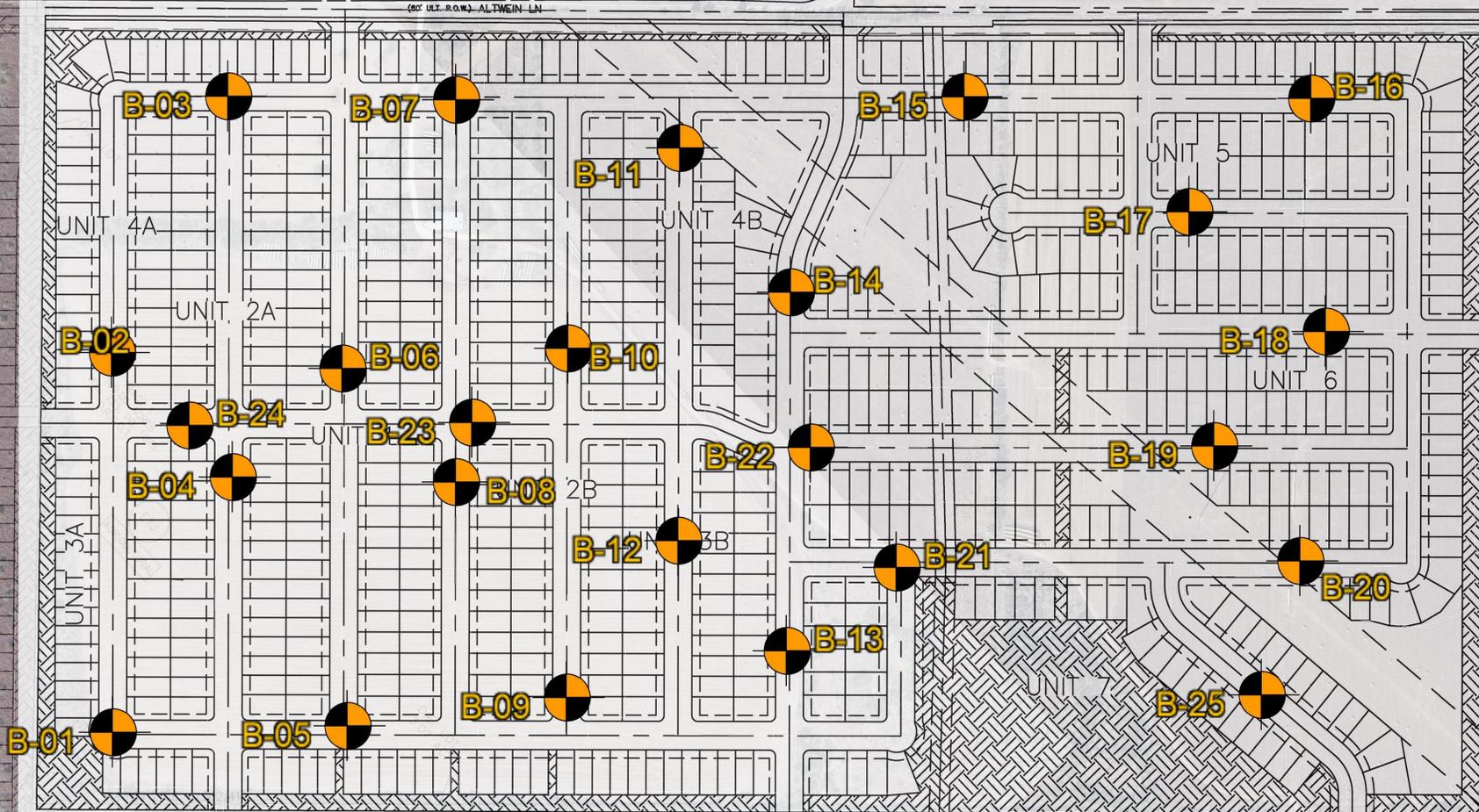
Botanical Farm Subdivision- Streets
Altwein Ln,
New Braunfels, Texas
PSI Project No.: 0312-3498

NOT TO SCALE



GUADALUPE VALLEY ELECTRIC COOP, INC.

 **Approximate Boring Location**



STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT,
AND DESIGNATED HEREIN AS THE BOTANICAL FARM A SUBDIVISION TO THE
COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED
HEREIN, DO HEREBY SUBMIT THIS PROPERTY AND RESERVE TO THE



3 Burwood Lane, San Antonio, Texas
(210) 342-9377 FAX (210) 342-9401

Boring Location Plan

Botanical Farm Subdivision- Streets
Altwein Ln,
New Braunfels, Texas
PSI Project No.: 0312-3498

NOT TO SCALE

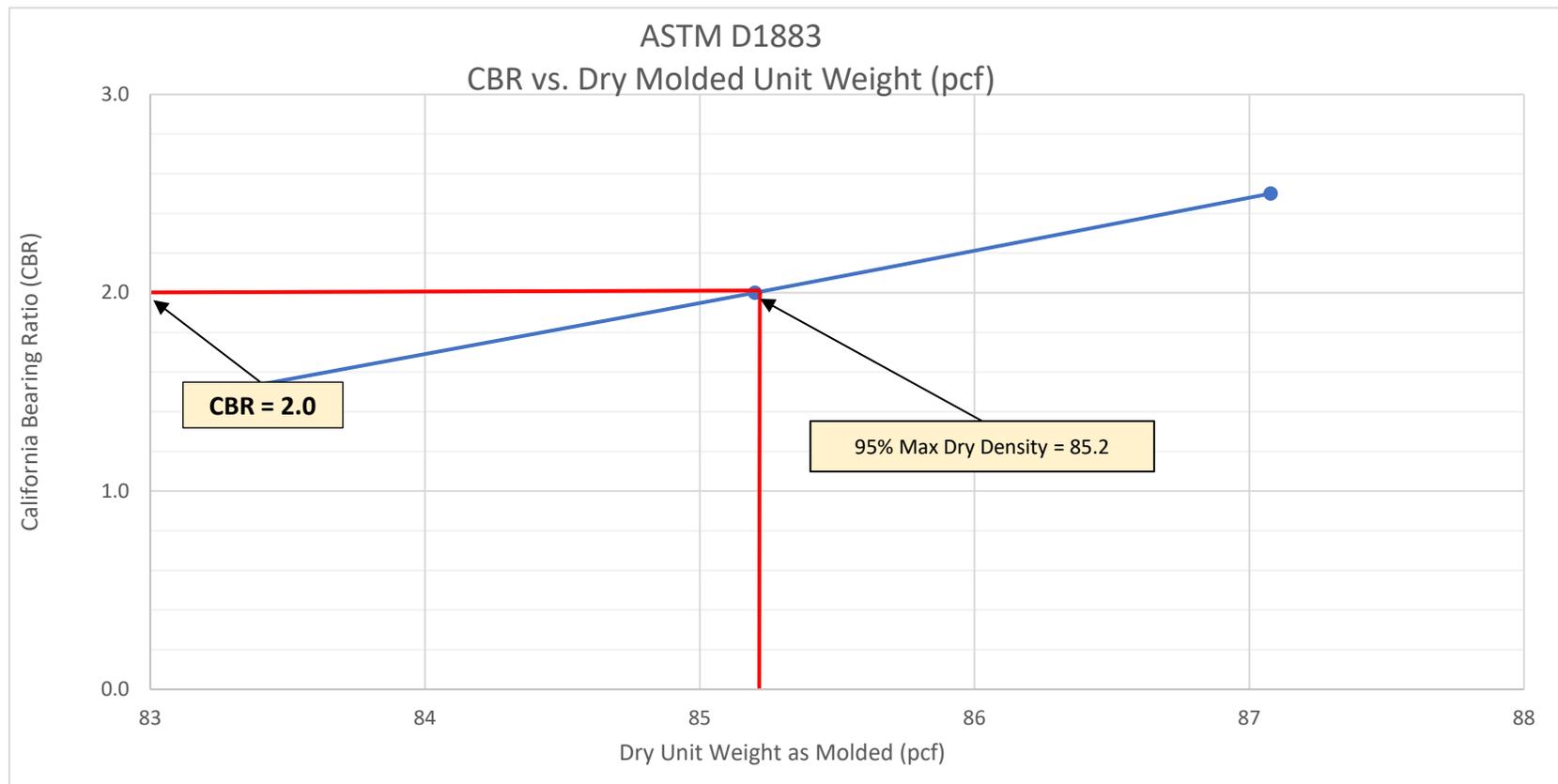


CBR Results



Test No.	Blows/lift	Dry Unit Weight	% Compact.	Water Content %	CBR at 0.1 in	CBR at 0.2 in
1	65	83.25	93%	24.9	1.5	2.0
2	90	85.20	94%	23.1	2.0	1.8
3	120	87.08	97%	22.1	2.5	1.8

95% Max Dry Density (pcf) 85.2 Selected CBR Value **2.0** FAT CLAY (CH)



BORING LOGS

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-01

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
									20	40	60					
30		FAT CLAY (CH), brown, firm to hard	30	1	93	8			82	31	51					
23			23													
5		-transitions to mottled tan and gray at 4 feet -calcareous nodules at 4 feet	23													
30			30	0	88				66	36	30					
29			29													
10																
15		Boring terminated at approximately 15 feet.	28													

COMPLETION DEPTH: 15.0 Feet

DATE: 3/10/25-3/10/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
Altwein Ln, New Braunfels, Texas
Project No. 0312-3498

BORING B-02

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL 20	WC 40	LL 60		
17		FAT CLAY (CH), brown, stiff to hard				11										
22		-transitions to tan at 4 feet														
28																
27			0	87					72	27	45					
26																
25																
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/10/25-3/10/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
Altwein Ln, New Braunfels, Texas
Project No. 0312-3498

BORING B-03

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
												20	40	60		
22		FAT CLAY (CH), brown, firm to hard	22			8										
20		-transitions to tan at 4 feet	20	0	95				101	32	69					
26			26													
25			25													
33		FAT CLAY (CH) with SAND, tan, hard -calcareous nodules at 8 feet	33	1	74				60	23	37					
26			26													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/10/25-3/10/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-04

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL 20	WC 40	LL 60		
		FAT CLAY (CH), brown, stiff to hard	27			9										
		-transitions to tan at 4 feet	25	0	94				84	33	51					
5			24													
			29	0	88				69	36	33					
			31													
10																
			29													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/10/25-3/10/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
Altwein Ln, New Braunfels, Texas
Project No. 0312-3498

BORING B-05

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL 20	WC 40	LL 60		
22		FAT CLAY (CH), brown, stiff to hard	22			12										
25		-transitions to tan at 4 feet	25	0	95				79	34	45					
23			23													
27			27													
29		FAT CLAY (CH) with SAND, tan, very stiff to hard	29	0	82				68	36	32					
30			30													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/10/25-3/10/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
Altwein Ln, New Braunfels, Texas
Project No. 0312-3498

BORING B-06

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
												20	40	60		
26		FAT CLAY (CH), brown, stiff to hard	26			10										
25		-transitions to tan at 4 feet	25													
27			27													
28		FAT CLAY (CH) with SAND, tan, very stiff to hard	28	0	84				71	39	32					
38			38													
29			29													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/10/25-3/10/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-07

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
												20	40	60		
0		FAT CLAY (CH), brown, very stiff to hard	13			18										
2.5		-transitions to tan at 2.5 feet	9			19										
5			8			29										
6.5		-calcareous nodules at 6.5 feet	12	0	89	38		46	18	28						
10			19			25										
15		Boring terminated at approximately 15 feet.	20	0	97	41		92	26	66						

COMPLETION DEPTH: 15.0 Feet

DATE: 3/10/25-3/10/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-08

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	○ HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0 PL +	4.0 WC x	6.0 LL +		
0		Elevation:														
0 - 4		FAT CLAY (CH), brown, stiff to hard	22			9										
4 - 15		-transitions to tan at 4 feet	18													
5			9													
10			24													
15			30													
15		Boring terminated at approximately 15 feet.	27													

COMPLETION DEPTH: 15.0 Feet

DATE: 3/10/25-3/10/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-09

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												PL	WC	LL		
		Elevation:										2.0	4.0	6.0		
		FAT CLAY (CH), brown, stiff to hard	28	1	93	9			94	32	62	20	40	60		
		-transitions to tan at 4 feet	22													
5			25													
			29	0	96				121	33	88					
			22													
10																
			28													
15		Boring terminated at approximately 15 feet.														
20																

COMPLETION DEPTH: 15.0 Feet

DATE: 3/10/25-3/10/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
Altwein Ln, New Braunfels, Texas
Project No. 0312-3498

BORING B-10

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
												20	40	60		
23		FAT CLAY (CH), brown, stiff to hard				10										
17		-transitions to tan at 4 feet -calcareous nodules at 4 feet														
16			0	92					88	23	65					
12						19										
22			0	90					75	22	53					
21																
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/12/25-3/12/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-11

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												PL	WC	LL		
		Elevation:										20	40	60		
		FAT CLAY (CH), brown, stiff to hard	20			12										
		-transitions to tan at 4 feet -calcareous nodules at 4 feet	18													
5			28													
			38	0	96				128	75	53					
			30													
10																
			29													
15		Boring terminated at approximately 15 feet.														
20																

COMPLETION DEPTH: 15.0 Feet

DATE: 3/12/25-3/12/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-12

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
												20	40	60		
20		FAT CLAY (CH), brown, stiff to hard	20			9										
		-calcareous nodules at 2 feet														
11			11													
		-transitions to tan at 4 feet														
5			23	0	91				94	30	64					
18			18													
19			19													
10																
15		Boring terminated at approximately 15 feet.	17			27										

COMPLETION DEPTH: 15.0 Feet

DATE: 3/12/25-3/12/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
Altwein Ln, New Braunfels, Texas
Project No. 0312-3498

BORING B-13

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
												20	40	60		
0		FAT CLAY (CH), brown, very stiff to hard	15			17										
5		-transitions to tan at 4.5 feet -calcareous nodules at 4.5 feet	9			23										
8			8	0	88	38			46	20	26					
21			21			16										
17			17			35										
15		Boring terminated at approximately 15 feet.	15			29										

COMPLETION DEPTH: 15.0 Feet

DATE: 3/12/25-3/12/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
Altwein Ln, New Braunfels, Texas
Project No. 0312-3498

BORING B-14

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
												20	40	60		
5		FAT CLAY (CH), brown, stiff to hard -transitions to tan at 4 feet	18			10										
		FAT CLAY (CH) with SAND, tan, very stiff to hard -calcareous nodules at 6 feet	25	1	82				79	30	49					
10			28													
15			31													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/12/25-3/12/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-15

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
									20	40	60					
23		FAT CLAY (CH), brown, hard	23													
23			23	0	94				89	30	59					
29			29													
25			25													
35		FAT CLAY (CH) with SAND, tan, hard -calcareous nodules at 8 feet	35	0	75				79	32	47					
30			30													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/12/25-3/12/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
Altwein Ln, New Braunfels, Texas
Project No. 0312-3498

BORING B-16

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL	WC	LL		
												20	40	60		
28		FAT CLAY (CH), brown, very stiff to hard														
31																
5		-transitions to tan at 4 feet -calcareous nodules at 4 feet	24	0	86				95	30	65					
34																
34																
10																
15			31	0	99				91	45	46					
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/12/25-3/12/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-17

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												PL	WC	LL		
		Elevation:										2.0	4.0	6.0		
		FAT CLAY (CH), brown, stiff to hard	20			13										
		-transitions to tan at 4 feet	21	0	93				106	32	74					
5			25													
		FAT CLAY (CH) with SAND, tan, very stiff to hard -calcareous nodules at 8 feet	27	0	83				61	22	39					
10			28													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/12/25-3/12/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
Altwein Ln, New Braunfels, Texas
Project No. 0312-3498

BORING B-18

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)			UNIT DRY WT. (LB/CU FT)
												PL	WC	LL	
		Elevation:										2.0	4.0	6.0	
		FAT CLAY (CH), brown, stiff to hard	20			12						20	40	60	
		-transitions to tan at 4 feet	22	0	93				82	24	58				
5			22												
		FAT CLAY (CH) with SAND, tan, very stiff to hard	26	0	77				64	24	40				
10			26												
15		Boring terminated at approximately 15 feet.													
20															

COMPLETION DEPTH: 15.0 Feet

DATE: 3/13/25-3/13/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-19

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL 20	WC 40	LL 60		
		FAT CLAY (CH), brown, stiff to hard	17			9										
			18	0	96				71	22	49					
5			21													
			23													
			26													
10																
			25													
15		Boring terminated at approximately 15 feet.														
20																

COMPLETION DEPTH: 15.0 Feet

DATE: 3/13/25-3/13/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-20

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL 20	WC 40	LL 60		
		FAT CLAY (CH), brown, stiff to hard	13			12										
		-calcareous nodules at 2 feet														
			16	0	93				71	19	52					
5			26													
			22													
			25													
10																
			22													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/13/25-3/13/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-21

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL 20	WC 40	LL 60		
14		FAT CLAY (CH), brown, very stiff to hard				17										
13			0	86					73	16	57					
17		-transitions to tan at 4 feet														
19			0	93					106	23	83					
21																
23						29										
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/13/25-3/13/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-22

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	Elevation:	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
													2.0	4.0	6.0		
													PL	WC	LL		
													20	40	60		
22		FAT CLAY (CH), brown, stiff to hard					11										
8																	
16		-transitions to tan at 4.5 feet -calcareous nodules at 4.5 feet			0	92	22			73	16	57					
27																	
29																	
25																	
15		Boring terminated at approximately 15 feet.															

COMPLETION DEPTH: 15.0 Feet

DATE: 3/13/25-3/13/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-23

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	Elevation:	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
													2.0	4.0	6.0		
													PL 20	WC 40	LL 60		
27		FAT CLAY (CH), brown, stiff to hard					13										
15				1	90					56	18	38					
11		-transitions to tan at 6 feet -calcareous nodules with sand at 6 feet															
16				4	79					47	18	29					
16																	
22																	
15		Boring terminated at approximately 15 feet.															

COMPLETION DEPTH: 15.0 Feet

DATE: 3/13/25-3/13/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-24

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL 20	WC 40	LL 60		
		FAT CLAY (CH), brown, stiff to hard	25			9										
		-transitions to tan at 4 feet	26	0	93				76	42	34					
5			26													
			27	0	87				90	19	71					
			24													
10																
			31													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/13/25-3/13/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

Botanical Farm - Streets
 Altwein Ln, New Braunfels, Texas
 Project No. 0312-3498

BORING B-25

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL SAMPLES WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) ● UNC CMP (TSF)			UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
												2.0	4.0	6.0		
		Elevation:										PL 20	WC 40	LL 60		
0		FAT CLAY (CH), brown, very stiff to hard	20			22										
4		-transitions to tan at 4 feet	20													
5			29	0	82				94	24	70					
29			29													
28			28													
31			31													
15		Boring terminated at approximately 15 feet.														

COMPLETION DEPTH: 15.0 Feet

DATE: 3/13/25-3/13/25



DEPTH TO GROUND WATER

SEEPAGE (ft.): NONE ENCOUNTERED

END OF DRILLING (ft.): NONE ENCOUNTERED

DELAYED WATER LEVEL (FT): N/A

KEY TO TERMS AND SYMBOLS USED ON LOGS

ROCK CLASSIFICATION

RECOVERY

DESCRIPTION OF RECOVERY	% CORE RECOVERY
Incompetent	< 40
Competent	40 TO 70
Fairly Continuous	70 TO 90
Continuous	90 TO 100

ROCK QUALITY DESIGNATION (RQD)

DESCRIPTION OF ROCK QUALITY	RQD
Very Poor (VPo)	0 TO 25
Poor (Po)	25 TO 50
Fair (F)	50 TO 75
Good (Gd)	75 TO 90
Excellent (ExInt)	90 TO 100

CONSISTENCY OF COHESIVE SOILS

CONSISTENCY	N-VALUE (Blows/Foot)	SHEAR STRENGTH (tsf)	HAND PEN VALUE (tsf)
Very Soft	0 TO 2	0 TO 0.125	0 TO 0.25
Soft	2 TO 4	0.125 TO 0.25	0.25 TO 0.5
Firm	4 TO 8	0.25 TO 0.5	0.5 TO 1.0
Stiff	8 TO 15	0.5 TO 1.0	1.0 TO 2.0
Very Stiff	15 TO 30	1.0 TO 2.0	2.0 TO 4.0
Hard	>30	>2.0 OR 2.0+	>4.0 OR 4.0+

SOIL DENSITY OR CONSISTENCY

DENSITY (GRANULAR)	CONSISTENCY (COHESIVE)	THD (BLOWS/FT)	FIELD IDENTIFICATION
Very Loose (VLo)	Very Soft (VSo)	0 TO 8	Core (height twice diameter) sags under own weight
Loose (Lo)	Soft (So)	8 TO 20	Core can be pinched or imprinted easily with finger
Slightly Compact (SiCmpt)	Stiff (St)	20 TO 40	Core can be imprinted with considerable pressure
Compact (Cmpt)	Very Stiff (VSt)	40 TO 80	Core can only be imprinted slightly with fingers
Dense (De)	Hard (H)	80 TO 5"/100	Core cannot be imprinted with fingers but can be penetrated with pencil
Very Dense (VDe)	Very Hard (VH)	5"/100 to 0"/100	Core cannot be penetrated with pencil

DEGREE OF PLASTICITY OF COHESIVE SOILS

DEGREE OF PLASTICITY	PLASTICITY INDEX (PI)	SWELL POTENTIAL
None or Slight	0 to 4	None
Low	4 to 20	Low
Medium	20 to 30	Medium
High	30 to 40	High
Very High	>40	Very High

BEDROCK HARDNESS

MORHS' SCALE	CHARACTERISTICS	EXAMPLES	APPROXIMATE THD PEN TEST	
5.5 to 10	Rock will scratch knife	Sandstone, Chert, Schist, Granite, Gneiss, some Limestone	Very Hard (VH)	0" to 2"/100
3 to 5.5	Rock can be scratched with knife blade	Siltstone, Shale, Iron Deposits, most Limestone	Hard (H)	1" to 5"/100
1 to 3	Rock can be scratched with fingernail	Gypsum, Calcite, Evaporites, Chalk, some Shale	Soft (So)	4" to 6"/100

MOISTURE CONDITION OF COHESIVE SOILS

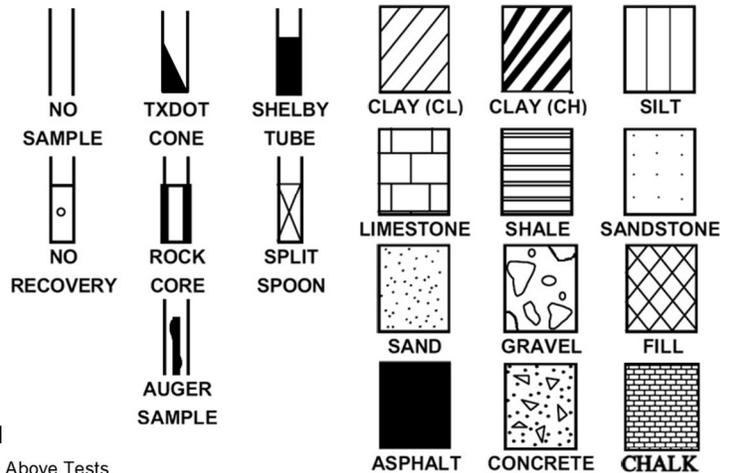
DESCRIPTION	CONDITION
Absence of moisture, dusty, dry to touch	DRY
Damp but no visible water	MOIST
Visible free water	WET

RELATIVE DENSITY FOR GRANULAR SOILS

APPARENT DENSITY	SPT (BLOWS/FT)	CALIFORNIA SAMPLER (BLOWS/FT)	MODIFIED CA. SAMPLER (BLOWS/FT)	RELATIVE DENSITY (%)
Very Loose	0 to 4	0 to 5	0 to 4	0 to 15
Loose	4 to 10	5 to 15	5 to 12	15 to 35
Medium Dense	10 to 30	15 to 40	12 to 35	35 to 65
Dense	30 to 50	40 to 70	35 to 60	65 to 85
Very Dense	>50	>70	>60	85 to 100

SAMPLER TYPES

SOIL TYPES



ABBREVIATIONS

PL – Plastic Limit
 LL – Liquid Limit
 WC – Percent Moisture
 Q_P – Hand Penetrometer
 Q_U – Unconfined Compression Test
 UU – Unconsolidated Undrained Triaxial

Note: Plot Indicates Shear Strength as Obtained By Above Tests

WATER SEEPAGE

WATER LEVEL AT END OF DRILLING

CLASSIFICATION OF GRANULAR SOILS

U.S. STANDARD SIEVE SIZE(S)

6"	3"	3/4"	4	10	40	200	
BOULDERS	COBBLES	GRAVEL		SAND			SILT OR CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE	
							CLAY

A COMPLETE BUILDING SOLUTION

Everything you need from start to finish - Assurance, Testing, Inspection, and Certification

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Assessing a building or facility for a variety of sources (air, asbestos, lead, mold) to minimize the risk of factors adverse to human health.

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Design and construction professionals provide solutions to reduce the potential for premature building failure, increase a building's energy efficiency, and expected life cycle.

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On-site (air infiltration, water leakage, and structural performance for fenestration) or in lab validation of a curtain wall's design, workmanship, and material selection to ensure its performance.

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Providing a variety of building systems testing, inspection, and consulting services to optimize the value and life of the property asset.

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Supporting the redevelopment and transfer of property assets via environmental and property assessments and engineering services.





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