City of Austin
Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAILED NOV 08 2013

1st Letter

NOTICE OF ORDINANCE/LAND DEVELOPMENT CODE VIOLATIONS

11/4/2013

COPY OF A CITY OF AUSTIN DOCUMENT

Nafal Realty Group LLC
2600 McCree Rd Ste 100
Garland, TX 75041-3901

Parcel Location: 6800 Berkman Dr
Property ID: 225860
Site Plan Number/Subdivision Case Number: C14R-82-036
Document Name: C14R-82-036
Pond Asset Number: 1200083

Parcel ID: 0225200510
Work Order Number: 13-17570
Drainage ID: 353038
Pond Location: 1207526

Dear Sir or Madam:

You have been identified as record owner for the above referenced facility. The parcel location contains a water quality and/or water detention facility that requires periodic inspections to confirm proper functionality. An inspection of the facility on 10/25/2013 identified maintenance deficiencies that need to be addressed. Please see the attached report for specific information on how to bring your facility into compliance with Sections 25-7-153, 25-8-231, 30-4-153, and/or 30-5-231, of the Austin City Code, Section 8.5.0 of the Drainage Criteria Manual, and section 1.6.3.C of the Environmental Criteria Manual.

You must correct these deficiencies and call for a re-inspection of the facility by 1/4/2014.

If the pond is found to still require corrective action to address the identified deficiencies at the re-inspection, a $100 re-inspection fee will be assessed. Please note that for every future failed inspection, a $100 re-inspection fee will be assessed until the pond is brought back into compliance.

Upon compliance, and if requested, a 'Letter of Release' will be generated and sent to the property owner for their records.

Failure to comply with this Notice may result in criminal penalties and fines of up to $2,000 per day per violation.

Please contact Bruce Jackson at (512) 383-8400 or Bruce.Jackson@austintexas.gov for information and assistance in complying with these requirements. Technical manuals can be viewed on the City of Austin Website at www.austintexas.gov/development.

Sincerely,

For: Victoria Li, P.E.
Director
Watershed Protection Department

City of Austin
WATERSHED PROTECTION

Please call Bruce Jackson at (512)383-8400 for re-inspection after pond repairs have been completed. Thank you!

City of Austin
Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAINTENANCE DEFICIENCY REPORT
DETENTION FACILITY

Parcel Location: 6800 Berkman Dr
Site Plan Number/Subdivision Case Number: C14R-82-036

Pond Asset Number: 1200083

Excessive vegetation growth - Vegetation within the basin shall not exceed eighteen (18) inches in height at any time. Environmental Criteria Manual Section 1.6.3.C.2.b.

Sedimentation build-up - In detention basins, silt shall be removed and the basin returned to original lines and grades when standing water conditions occur or the basin storage volume is reduced by more than 10%. Environmental Criteria Manual Sections 1.6.3.C.1.a. and 1.6.3.C.2.e.

Trash and debris - Accumulated paper, trash and debris shall be removed every six (6) months or as necessary to maintain proper operations. Environmental Criteria Manual Section 1.6.3.C.2.a.

COPY OF A CITY OF AUSTIN DOCUMENT

City of Austin
WATERSHED PROTECTION

Please call Bruce Jackson at (512)383-8400 for re-inspection after pond repairs have been completed. Thank you!

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1200083	FD, Supermercado El Rancho, 6800 Berkman Dr, C00153			
Drainage ID:	353038				
Address:	6800 BERKMAN DR				
Pond Owner:	Nafal Realty Group LLC			**Pond Owner ID:**	4240
Business Name:	Supermercado El Rancho				
Location Description:					
Pond Type:	FLOOD_DETENTION				
Location:	1207526	**Water Reg Area:**	URBAN	**Recharge Zone:**	NONE
Map Page:	556K	**Map Grid:**	L26	**Field Ops Zone:**	13
Case #:	C14R-82-036	**Property ID:**	225860	**Parcel #:**	0225200510
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:	REGISTERED	**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	C14R-82-036	**# of Ponds at Site:**	1	**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	JACKSONBR	**Inspection Date:**	10/25/2013
Work Order Number:	13-17570				
Pond Comments:					

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	9
Structural Integrity/Soil Erosion:	
Standing Water:	
Inlet Blocked:	
Outlet Blocked:	
Riser Pipe/Trash Rack:	
Excessive Trash:	9
Excessive Vegetation Growth:	9
Access Difficulties:	
Work or Letter Warranted:	Y

Inspection Comments:

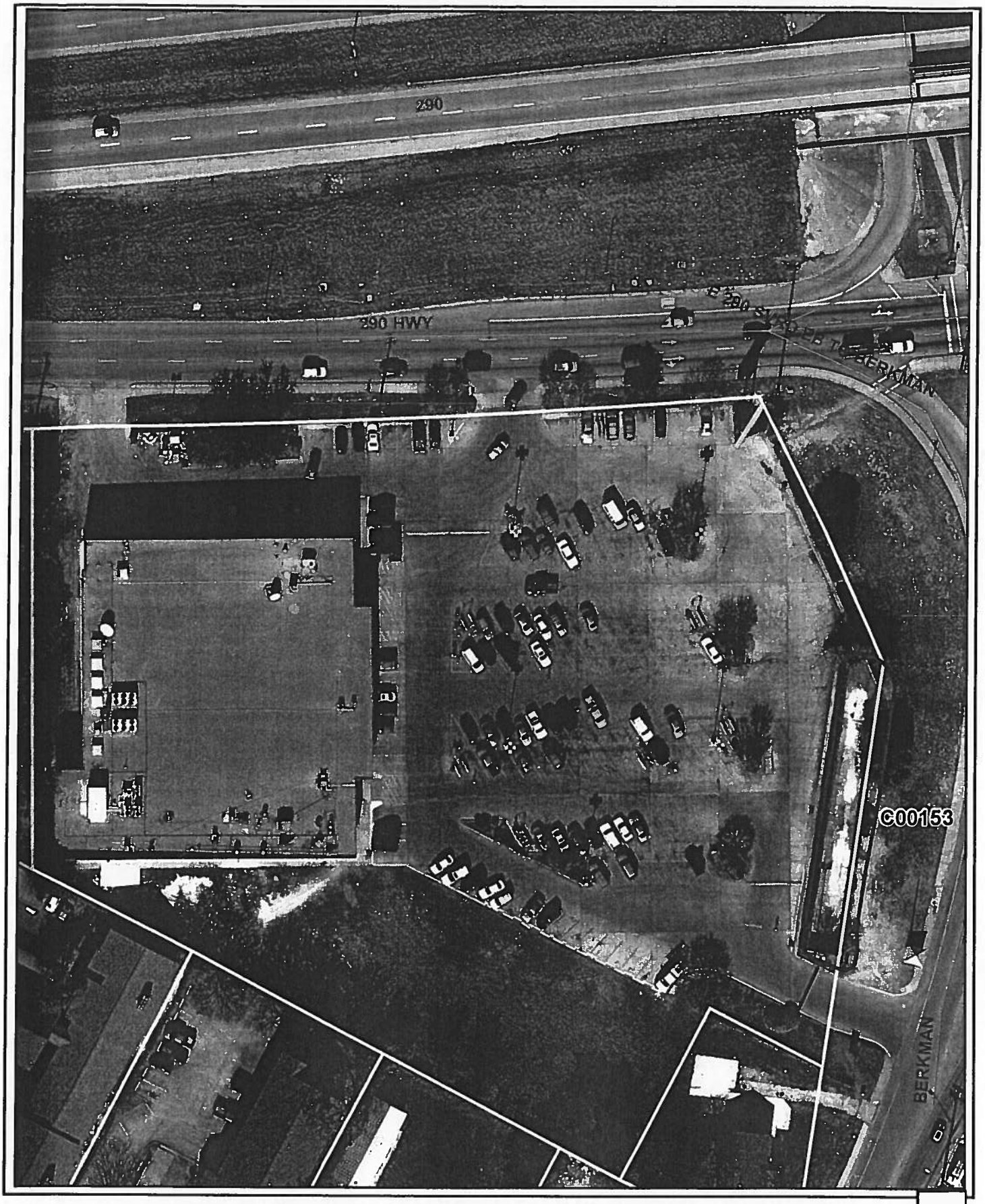
1. Remove all trash and debris including grocery carts, mattresses, etc.
2. Remove all vegetation and all sediment build-up from inside the concrete-only basin.

Pond must be restored to all design specifications as per approved plans or until in compliance with City code.

COPY OF A CITY OF AUSTIN DOCUMENT

City of Austin
WATERSHED PROTECTION

Please call Bruce Jackson at (512)383-8400 for re-inspection after pond repairs have been completed. Thank you!



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

COPY OF A CITY OF AUSTIN DOCUMENT

7012 0470 0000 2566 3289

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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

MAILED NOV 08 2017

Sent To Nafal Realty Group LLC

Street, Apt. No.; or PO Box No. 2600 McCree Rd STE 100

City, State, ZIP+4 Garland, TX 75041-3901

Asset# 1200083

PS Form 3800, August 2006 See Reverse for Instructions

COPY OF A CITY OF AUSTIN DOCUMENT

No Return postcard was received

City of Austin
Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAILED FEB 14 2014

2nd Letter

NOTICE OF ORDINANCE/LAND DEVELOPMENT CODE VIOLATIONS

02/11/2014

COPY OF A CITY OF AUSTIN DOCUMENT

Nafal Realty Group LLC
2600 McCree Rd Ste 100
Garland, TX 75041-3901

Parcel Location: 6800 Berkman Dr
Property ID: 225860
Site Plan Number/Subdivision Case Number: C14R-82-036
Document Name: C14R-82-036
Pond Asset Number: 1200083
Pond Location: 1207526

Parcel ID: 0225200510
Work Order Number: 13-17570
Drainage ID: 353038
Link ID: 353038
Legacy Site ID: C00153

Dear Sir or Madam:

A re-inspection of your facility on 01/30/2014 identified continued maintenance deficiencies as outlined in the attached report.

Please note that a re-inspection fee of $100 has been assessed. Please pay by check or money order only, made payable to City of Austin (please write in the Pond Asset Number above, in the notes field of your check), and mail to:

City of Austin - WPD
P.O.Box 1088 - 12th Floor
Austin, TX 78767
Attn: B. Perez / Pond Asset Number: 1200083

Please note that if the pond is still not in compliance at the second re-inspection, an additional $100 re-inspection fee will be assessed; for every additional failed inspection required, a $100 re-inspection fee will be assessed until the pond is brought back into compliance.

Failure to comply with this notice may result in criminal penalties of up to $2,000 per day per violation.

Please contact Bruce Jackson at (512) 383-8400 or Bruce.Jackson@austintexas.gov for information and assistance in complying with these requirements. Technical manuals can be viewed on the City of Austin Website at www.austintexas.gov/development

Sincerely,

For: Victoria Li, P.E., Director, Watershed Protection Department

City of Austin
WATERSHED PROTECTION

Please call Bruce Jackson at (512)383-8400 for re-inspection after pond repairs have been completed. Thank you!

City of Austin
Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAINTENANCE DEFICIENCY REPORT
DETENTION FACILITY

Parcel Location: 6800 Berkman Dr
Site Plan Number/Subdivision Case Number: C14R-82-036

Pond Asset Number: 1200083

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Trash and debris - Accumulated paper, trash and debris shall be removed every six (6) months or as necessary to maintain proper operation. Environmental Criteria Manual Section 1.6.3.C.2.a.

COPY OF A CITY OF AUSTIN DOCUMENT

City of Austin
WATERSHED PROTECTION

Please call Bruce Jackson at (512)383-8400 for re-inspection after pond repairs have been completed. Thank you!

Watershed Protection Department
Pond Inspection Form

Pond Asset Number:	1200083	FD, Supermercado El Rancho, 6800 Berkman Dr, C00153			
Drainage ID:	353038				
Address:	6800 BERKMAN DR				
Pond Owner:	Nafal Realty Group LLC			**Pond Owner ID:**	4240
Business Name:	Supermercado El Rancho				
Location Description:					
Pond Type:	FLOOD_DETENTION				
Location:	1207526	**Water Reg Area:**	URBAN	**Recharge Zone:**	NONE
Map Page:	556K	**Map Grid:**	L26	**Field Ops Zone:**	13
Case #:	C14R-82-036	**Property ID:**	225860	**Parcel #:**	0225200510
Resp Maint:	PRIVATE	**Inspection:**	COA_WPD	**Partial or Full:**	N/A
DU Discount:	REGISTERED	**Pond Status:**	ACTIVE	**Op. Permit #:**	
Document:	C14R-82-036	**# of Ponds at Site:**	1	**Berm Height:**	
Subdivision Name:					
Inspection Type:	COMPLIANCE	**Inspected By:**	JACKSONBR	**Inspection Date:**	10/25/2013
Work Order Number:	13-17570				
Pond Comments:					

Two choices: 0 is compliant and 9 is a violation

Problem Area

Sediment Build-up:	9	Structural Integrity/Soil Erosion:	
Standing Water:		Riser Pipe/Trash Rack:	
Inlet Blocked:		Outlet Blocked:	
Excessive Trash:	9	Excessive Vegetation Growth:	9
Access Difficulties:		Work or Letter Warranted:	Y

Inspection Comments:

1. Remove all trash and debris including grocery carts, mattresses, etc.
2. Remove all vegetation and all sediment build-up from inside the concrete-only basin.

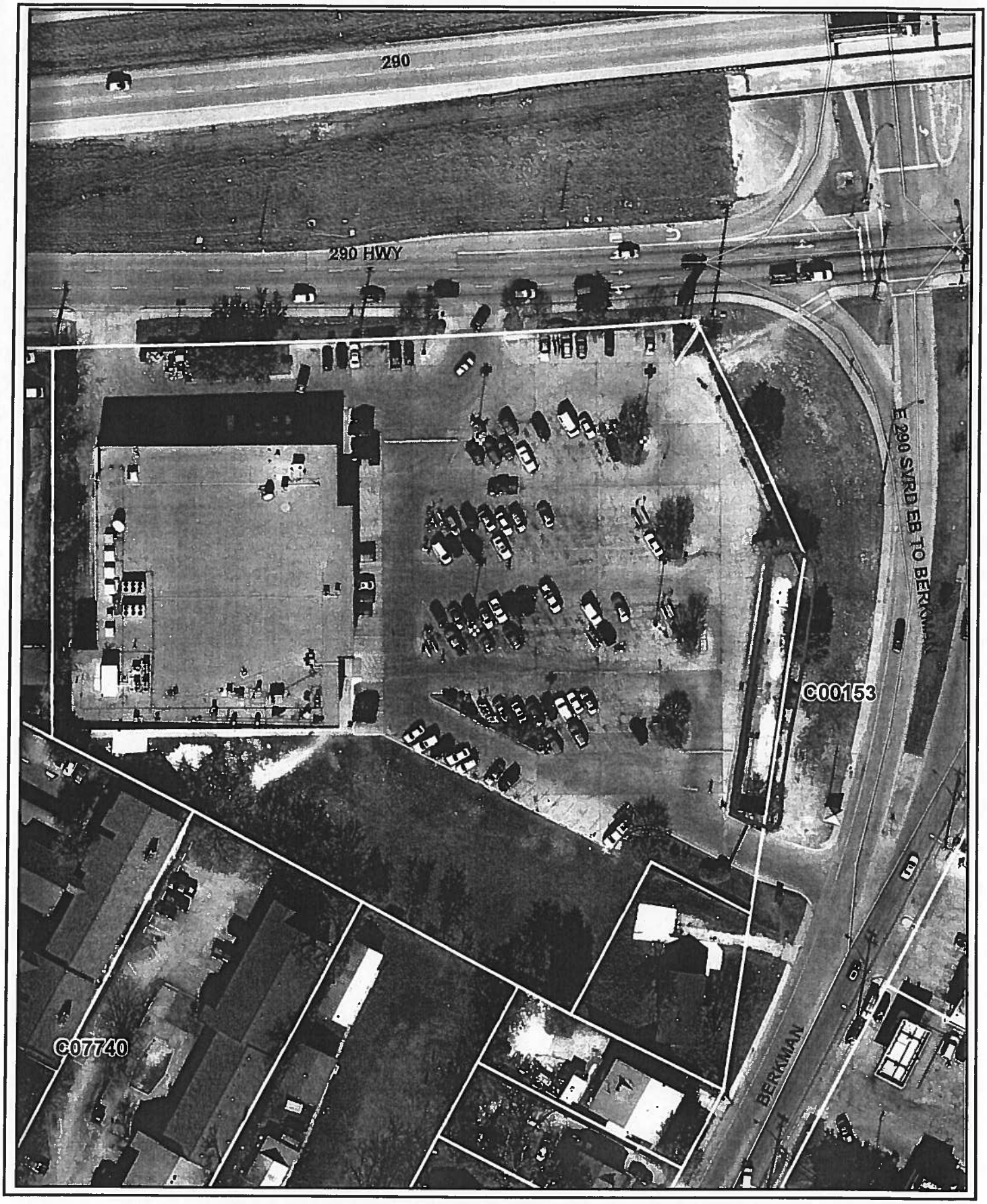
Follow-up Inspection conducted on January 30, 2014. Inspection comments not yet addressed; generating 2nd NOV.

Pond shall be restored to all design specifications as per approved plans or until in compliance with City code.

COPY OF A CITY OF AUSTIN DOCUMENT

City of Austin
WATERSHED PROTECTION

Please call Bruce Jackson at (512)383-8400 for re-inspection after pond repairs have been completed. Thank you!



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Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

MAILED FEB 14 2014

Sent To
Nafal Realty Group LLC
2600 McCree Rd STE 100
Street, Apt. No.; or PO Box No.
Garland, TX 75041-3901
City, State, ZIP+4
Asset#1200083

PS Form 3800, August 2006 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nafal Realty Group LLC
2600 McCree Rd STE 100
Garland, TX 75041-3901

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery
Douglas alona.

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

FEB 14 2014

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7012 0470 0000 2566 1827

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COPY OF A CITY OF AUSTIN DOCUMENT

RECEIVED FEB 26 2014

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

City of Austin Watershed Protection Dept
Field Ops - Commercial Pond Inspection
PO Box 1088
Austin, TX 78767-1088
Attn: BPerez/Asset#1200083

Release Letter

City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection Department
P.O. Box 1088, Austin, Texas 78767

MAILED MAR 27 2014

COMMERCIAL POND RELEASE LETTER

03/25/2014

Originating Work Order Number: 13-17570
Pond Asset Number: 1200083
Pond Location: 1207526
Drainage ID: 353038
Link ID: 353038
Legacy Site ID: C00153

Nafal Realty Group LLC
2600 McCree Rd Ste 100
Garland, TX 75041-3901

Supermercado El Rancho at 6800 Berkman Dr

To Whom it May Concern,

The pond referenced above, previously out of compliance with City Code and associated Environmental and Drainage Criteria Manuals, is now in compliance. The pond is hereby released and will now be put back into our regular inspection rotation.

Thank you for you cooperation!

Should you have any questions, please contact:

Bruce Jackson
(512) 383-8400
Bruce.Jackson@austintexas.gov

Sincerely,

For: Victoria Li, P.E., Director, Watershed Protection Department

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